



Pelham Gardens, Newark

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 OLIVER REILLY







# Pelham Gardens, Newark

- MODERN MID-TERRACE HOME
- CENTRAL CUL-DE-SAC POSITION
- LARGE LOUNGE/DINER
- OFF-STREET PARKING FOR TWO CARS
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE & AMENITIES
- LOW-MAINTENANCE ENCLOSED GARDEN
- IDEAL FIRST TIME HOME OR INVESTMENT
- NO CHAIN! Tenure Freehold EPC 'C' (70)

Guide Price: £130,000 - £140,000. PERFECT FOR FIRST TIME BUYERS AND INVESTORS..!

Take a look at this excellent modern terrace home. Conveniently positioned within a prime central cul-de-sac. Surrounded by a range of excellent amenities, within walking distance to the Town Centre. The property offers comfortable and convenient accommodation that's ideal for individuals, couples or business professionals!... Ready and waiting for your appreciation! The accommodation comprises: Large OPEN-PLAN lounge/diner and a modern fitted kitchen. The first floor landing hosts a three-piece bathroom and TWO DOUBLE BEDROOMS. The master bedroom boasts extensive fitted wardrobes. Externally, the property stands at the head of the cul-de-sac with OFF STREET PARKING for TWO vehicles. The low-maintenance rear garden is fully enclosed. Hosting an artificial lawn and a high-degree of privacy. Further benefits of this terrific terrace include uPVC double glazing throughout and gas central heating, via a combination boiler. YOUR NEXT MOVE AWAITS... Step inside and see for yourself! Marketed with NO ONWARD CHAIN..!

Guide Price £130,000 £140,000



## LOUNGE/DINER:

21'7 x 15'6 (6.58m x 4.72m)

A GENEROUS OPEN-PLAN space. Accessed via an obscure uPVC front entrance door, with uPVC double glazed window to the front elevation. Providing carpeted flooring. Carpeted stairs rising to the first floor. A ceiling light fitting, four wall light fittings, a smoke alarm, a fitted cupboard housing the electrical RCD consumer unit, a single panel radiator, decorative wooden fire surround, TV point, a uPVC double glazed window to the rear elevation and uPVC double glazed sliding doors, opening out into the garden. Internal access into the kitchen. Max measurements provided. Length reduces to 15'3 ft. (4.65m).

## MODERN FITTED KITCHEN:

8'5 x 6'2 (2.57m x 1.88m)

Of contemporary design. Providing vinyl flooring. Hosting a range of white high-gloss wall and base units with roll-top work surfaces over. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring electric hob over, multi-coloured wall tiled splash backs and stainless steel extractor hood above. Provision for a freestanding fridge freezer and plumbing/ provision for an under-counter washing machine. uPVC double glazed window to the front elevation and an internal window to the rear, into the lounge/diner.

## FIRST FLOOR LANDING:

8'8 x 5'10 (2.64m x 1.78m)

With carpeted flooring, a ceiling light fitting, and loft hatch access point. Providing access into the bathroom and both DOUBLE bedrooms.

## MASTER BEDROOM:

14'5 x 10'10 (4.39m x 3.30m)

An excellent DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and extensive fitted wardrobes. Two uPVC double glazed windows to the rear elevation. Max measurements provided.

## BEDROOM TWO:

10'7 x 9'4 (3.23m x 2.84m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting and single panel radiator. uPVC double glazed window to the front elevation. Max measurements provided.

## FIRST FLOOR BATHROOM:

7'5 x 7'5 (2.26m x 2.26m)

With vinyl flooring, a panelled bath with chrome taps and mains shower facility, with blue and white wall tiled splash backs, with provision for a shower curtain, Low-level W.C and a pedestal wash hand basin with chrome taps and medium height blue wall tiling. Single panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the front elevation. A fitted airing cupboard provides sufficient storage and access to the modern 'IDEAL' combination boiler.







#### Local Information & Amenities:

This property is conveniently located within close proximity to the Town Centre, within a quiet cul-de-sac. Near to the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

#### OFF-STREET PARKING:

The property ensure SIDE-BY-SIDE off-street parking to the front aspect.

#### EXTERNALLY:

The property stands at the head of a quiet cul-de-sac. In a renowned central location. The front aspect provides ample OFF-STREET PARKING. Access to the front entrance door, with storm canopy above and concealed gas and electricity meter boxes. The low-maintenance rear garden is FULLY ENCLOSED and predominantly gravelled. There provision for a garden shed. Fully fenced side and rear boundaries with a secure rear timber access gate, leading out onto a shared passageway PLEASE NOTE: There is NO SHARED ACCESS across the properties garden.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 686 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (70)

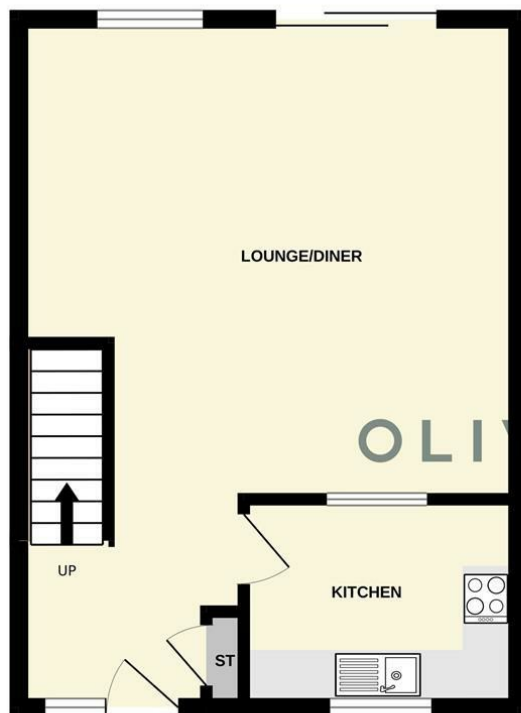




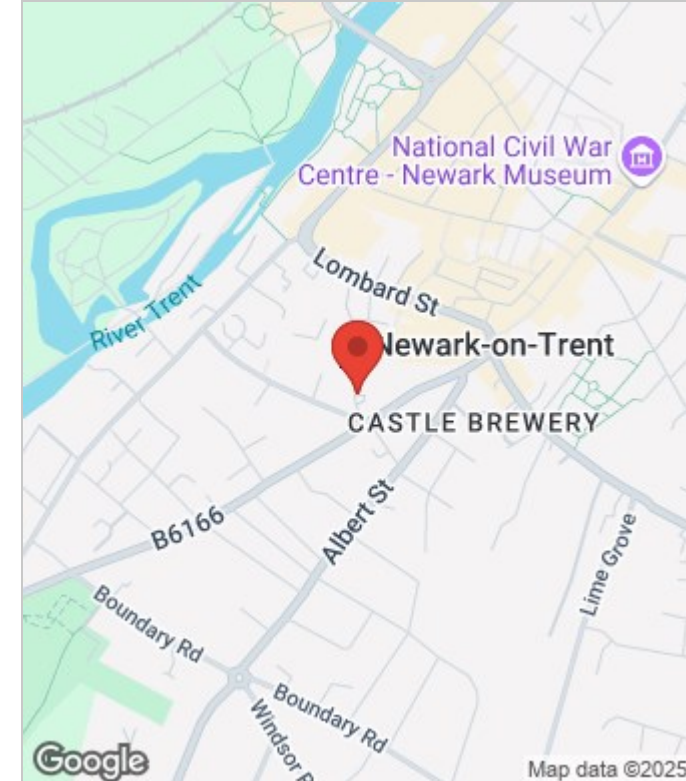
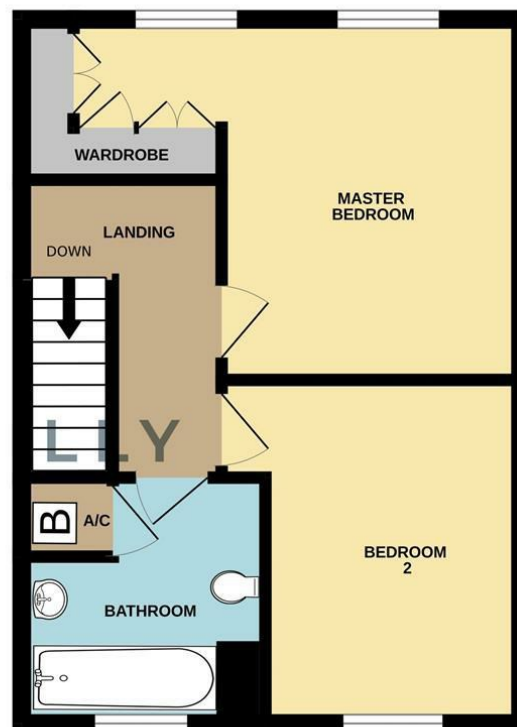




GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	