



Sydney Street, Newark

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OLIVER REILLY







# Sydney Street, Newark

- SPACIOUS TERRACE HOME
- PRIME CENTRAL LOCATION
- STYLISH MODERN KITCHEN
- EXCELLENT PRESENTATION THROUGHOUT
- RESIDENTS PERMIT PARKING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ATTACHED OUTBUILDINGS & ENCLOSED GARDEN
- CLOSE TO NORTH GATE TRAIN STATION
- NO CHAIN! Tenure: Freehold EPC 'D' (63)

Guide Price: £170,000 - £180,000. WHAT A FIND...! A TERRIFIC TRADITIONAL GEM APPEARS...!

This eye-catching terrace home has been significantly enhanced to create a warm and welcoming residence. Ready and waiting for your immediate appreciation. The property is perfectly located for any keen commuters, within a moments walk to Newark North Gate Train Station. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION! and surrounded by a vast range of local amenities, within walking distance to the Town Centre.

In addition to tasteful modern interior. The property boasts a DECEPTIVELY SPACIOUS internal layout, comprising: Inviting entrance hall, a sizeable lounge, an equally generous dining room and an eye-catching contemporary kitchen, with walk-in under-stairs pantry. The copious first floor landing hosts a three-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS.

Externally, this delightful home is enhanced by a large attached outbuilding and external W.C. Both providing power, lighting and great potential. There is a lovely enclosed rear courtyard and a separate FULLY ENCLOSED and HIGHLY PRIVATE rear garden. RESIDENTS PERMIT PARKING is also available to the front of the property.

Further benefits of this exceptionally well-maintained home include majority uPVC double glazing throughout and gas fired central heating. Via a BRAND NEW CENTRAL HEATING SYSTEM.

PACK YOU BAGS & MAKE A MOVE! This characterful and homely residence is sure to be a real box ticker! Marketed with NO ONWARD CHAIN...!



## ENTRANCE HALL:

14'2 x 2'9 (4.32m x 0.84m)

A highly inviting reception hall. Accessed via a complementary composite front entrance door. Providing vinyl flooring, a ceiling light fitting, exposed ceiling arch, a double panel radiator and carpeted stairs rising to the first floor. Access into both sizeable reception rooms.

## LOUNGE:

11'5 x 11'3 (3.48m x 3.43m)

A delightful reception room. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point and a fitted low-level cupboard. Housing the electrical RCD consumer unit. A central feature fireplace houses an inset gas fire, with a raised granite hearth and decorative wooden surround. uPVC double glazed window to the front elevation.

## DINING ROOM:

12'5 x 11'3 (3.78m x 3.43m)

A further well-appointed reception room. Hosting Herringbone-style vinyl flooring, a ceiling light fitting and double panel radiator and a wall mounted gas fire. uPVC double glazed window to the rear elevation. Access into kitchen.

## CONTEMPORARY KITCHEN:

13'3 x 7'4 (4.04m x 2.24m)

Of STYLISH MODERN DESIGN. Providing wood-effect vinyl flooring. The complementary modern shaker-style kitchen hosts a vast range of white fitted wall and base units with wood-effect laminate roll-top work surfaces over and marble-effect wall tiled splash-backs. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and concealed extractor hood above. Under-counter plumbing/ provision for a washing machine and freestanding fridge freezer. Ceiling light fitting, double panel radiator, walk-in under-stairs pantry, with shelving. Wooden double glazed window to the side elevation. An obscure wooden side external door gives access into the rear courtyard and out to the enclosed garden.

## FIRST FLOOR LANDING:

12'5 x 5'6 (3.78m x 1.68m)

With carpeted flooring, an open-spindle balustrade with handrail, a double panel radiator, ceiling light fitting and smoke alarm. Large over-stairs storage cupboard with shelving. Access though to the upper hallway and into two of the three bedrooms.

## MATER BEDROOM:

16'1 x 11'5 (4.90m x 3.48m)

A LARGE DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting and two double panel radiators. uPVC double glazed window to the front elevation.

## BEDROOM TWO:

12'5 x 10'1 (3.78m x 3.07m)

A further DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator and fitted wardrobe. uPVC double glazed window to the rear elevation.

## UPPER HALLWAY:

5'3 x 2'6 (1.60m x 0.76m)

Accessed from the landing, via an internal bi-fold door. Providing continuation of the carpeted flooring and a double panel radiator. Access into the bathroom and third bedroom.

## BEDROOM THREE:

7'8 x 7'5 (2.34m x 2.26m)

A well-appointed bedroom. Located at the rear of the house. Providing carpeted flooring, ceiling light fitting and a double panel radiator. uPVC double glazed window to the rear elevation. Overlooking the garden. Max measurements provided.





#### Local Information & Amenities:

This property is conveniently located on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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.

#### FIRST FLOOR BATHROOM:

Providing wood-effect vinyl flooring. A panelled bath with chrome taps, an over-head showering facility and floor to ceiling wall tiling. A low-level W.C with levered flush and a ceramic wash hand basin. Ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

6'8 x 4'5 (2.03m x 1.35m)

#### ATTACHED OUTBUILDING:

Hosting excellent external storage space. Providing power and lighting.

8'3 x 4'9 (2.51m x 1.45m)

#### EXTERNAL W.C:

With a low-level W.C. Providing power.

5'9 x 3'1 (1.75m x 0.94m)

#### EXTERNALLY:

The property provides a fully enclosed and paved rear courtyard. Directly accessed from the external kitchen door. Hosting a private seating space and giving access to the attached outbuilding and external W.C. Fenced side boundaries and a secure timber rear access gate. Leading onto a shared passageway for neighbouring homes. An additional timber gate opens into the lovely and fully enclosed rear garden. Predominantly laid to lawn, with a central concrete pathway and partially planted borders. There is a small gravelled seating area and paved hard-standing for a large garden shed. There are fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS over the rear garden.

#### RESIDENTS PERMIT PARKING:

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a newly installed central heating system and majority uPVC double glazing throughout. This excludes the kitchen window and rear door. 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: 950 Square Ft.

Measurements are approximate and for guidance only. This includes the attached outbuilding and W.C.

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

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'D' (63)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

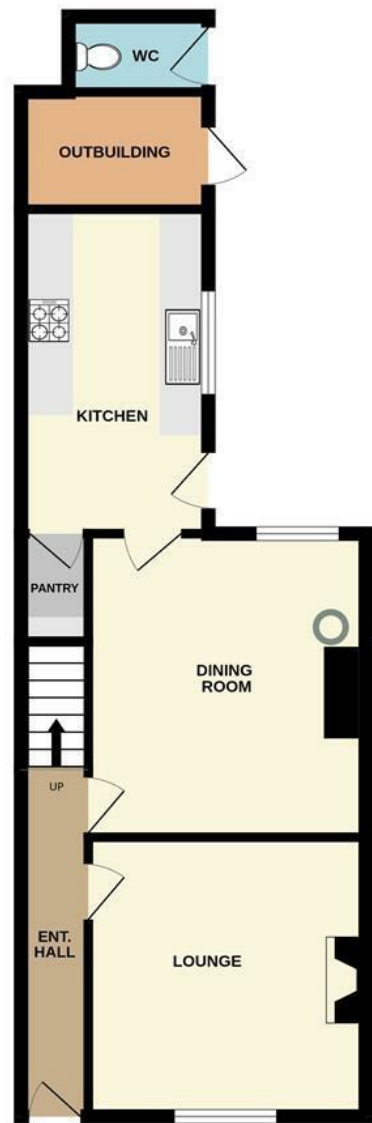








GROUND FLOOR



1ST FLOOR



OLIVER REILLY



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 