



Pelham Street, Newark

 1  1  1  B tbc

 OLIVER REILLY



Pelham Street, Newark

Guide Price £120,000

- LOVELY END TERRACE HOME
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- LOUNGE & CONSERVATORY
- DELIGHTFUL WELL-APPOINTED GARDEN
- uPVC Double Glazing & Gas Central Heating
- ONE DOUBLE BEDROOMS
- MODERN KITCHEN & FIRST FLOOR EN-SUITE
- LARGE BRICK OUTBUILDING
- RESIDENTS ON ROAD PERMIT PARKING
- CHARMING & CHARACTERFUL! Tenure: Freehold EPC: 'B' (90)

CUTE, QUIANT & CHARMING..!

These are just a few words used to describe this warm and welcoming END TERRACE cottage-like home. Conveniently positioned close to Newark Town Centre and a vast array of excellent on-hand amenities. Boasting ease of access onto the A46, A1 and within comfortable waling distance to BOTH popular train stations. Providing a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate. This attractive one bedroom residence retains a high-degree of originality, combined with a tasteful contemporary design. Ready and waiting for your instant appreciation!

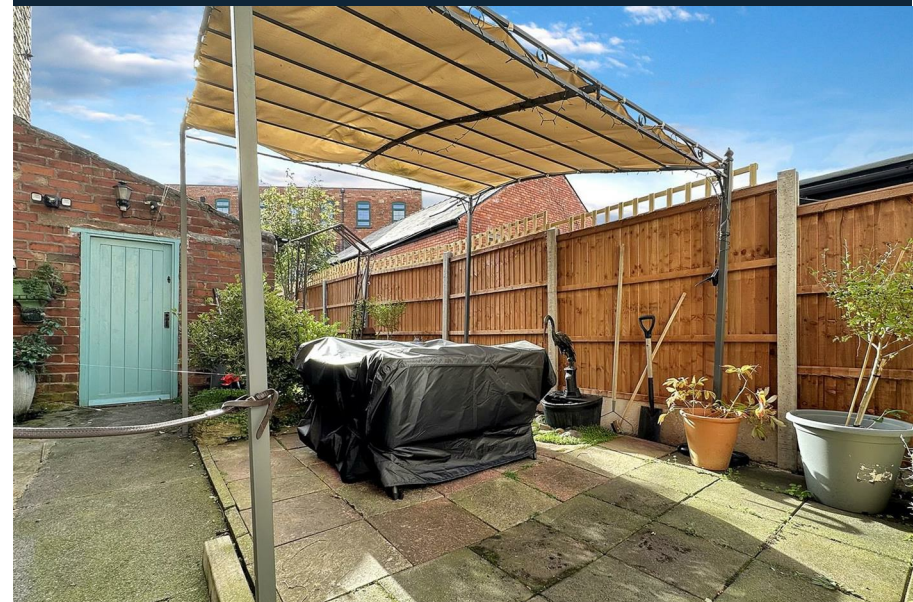
The property has been extensively improved by the current owner. Having been fully re-wired, re-plastered and enhanced with new floor coverings, radiators and a damp proof course, to the ground floor.

The internal accommodation comprises: Lovely lounge with original exposed flooring and an appealing exposed fireplace, open-access through to a modern fitted kitchen and separate conservatory. The first floor enjoys a LARGE DOUBLE BEDROOM with access through to an equally sizeable and appealing en-suite shower room.

Externally, the surprises don't stop there... The property boasts a WELL-APPOINTED REAR GARDEN. Perfect for anyone green-fingered to inject their own personality! There are various secluded seating areas and access into a useful 10FT BRICK OUTBUILDING.

Further benefits of this wonderful home include uPVC double glazing throughout, OWNED solar panels to the rear, a high energy efficiency rating (EPC: 'B') and gas fired central heating via a modern combination boiler. Installed within the last 5 years.

FOLLOW YOUR HEART... This beautifully-maintained home is crying out for your internal appreciation!



LOUNGE: 12'9 x 11'10 (3.89m x 3.61m)

Of attractive modern design. Providing original flooring, a ceiling beam with light fitting, smoke alarm, double panel radiator, exposed feature, fireplace, housing and inset (disconnected) gas fire with raised tiled hearth and decorative oak surround. Fitted low-level double cupboards. An additional fitted cupboard houses the electrical RCD consumer unit. uPVC double glazed window to the front elevation and open-access through to the kitchen.

KITCHEN: 10'2 x 7'1 (3.10m x 2.16m)

Of attractive modern design. Providing patterned tiled-effect vinyl flooring. The complementary kitchen has a vast range of fitted base units with laminate roll-top work surfaces over. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding electric oven, with stainless steel extractor above. Under-counter plumbing/provision for a washing machine and fridge. Access to the exposed modern 'WORCESTER' gas combination boiler with wall mounted 'Honeywell' central heating/hot water thermostat. Ceiling light fitting, smoke alarm, carpeted stairs with handrail, rising to the first floor with useful under stairs storage cupboard with shelving and lighting. uPVC double glazed window to the rear elevation, access into the into conservatory via a uPVC double glazed external door.

CONSERVATORY: 7'10 x 5'1 (2.39m x 1.55m)

Of part brick and uPVC construction, with a sloped poly-carbonate roof and fitted ceiling blinds, exposed flooring, double power socket, large double panel radiator, wall light fitting, uPVC double glazed windows to both side and rear elevations. A secure uPVC double glazed side external door leads out to the well-appointed rear garden.

MASTER BEDROOM: 12'10 x 11'10 (3.91m x 3.61m)

A generous DOUBLE bedroom, accessed via an original internal door providing grey carpeted flooring, a large double panel radiator, ceiling light fitting, loft hatch access point (well-insulated), uPVC double glazed window to the front elevation. A complementary oak internal door leads into the en-suite shower room.

EN-SUITE SHOWER ROOM: 8'1 x 6'10 (2.46m x 2.08m)

Of a generous proportioned. Providing vinyl flooring. A fitted shower cubicle with mains shower facility, low-level W.C with integrated push-button flush. Pedestal wash hand basin with chrome taps. Double panel radiator, partial medium height wall panelling. Two fitted storage cupboards. One of which houses an unused hot water cylinder. Ceiling light fitting, obscure uPVC double glazed window to the rear elevation.

DETACHED BRICK OUTBUILDING: 10'2 x 7'5 (3.10m x 2.26m)

Of brick built construction with a sloped pantile roof. Accessed via a hardwood external personnel door, with original exposed block-paved flooring. Providing an original wash dolly tub, a painted single glazed window to the side and rear elevation.





EXTERNALLY:

A secure timber left sided access gate on Pelham Street, with security light above leads to a shared concrete pathway, with the rear garden. PLEASE NOTE: There is a right of access across this part of the garden for the neighbouring property on the right hand side. The garden is a generous size. Split into attractive sections and predominantly hard landscaped for ease of maintenance. There is a lovely paved seating area with metal framed pergola above and partial planted borders with a variety of shrubs and trellising, a cold water tap and access to the detached brick building/workshop. A concrete pathway with planted borders leads to a large garden shed via paved stepping stones to an additional block paved seating area with a variety of established plants, trees and shrubs. There is hard standing/provision for a greenhouse, fenced side and rear boundaries.

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 modern combination boiler (5 years old) 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.

Solar Panels:

The rear roof aspect of the property provides solar panels. These are owned outright. More information to follow.

Approximate Size: 507 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: 'B' (90)

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.

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.

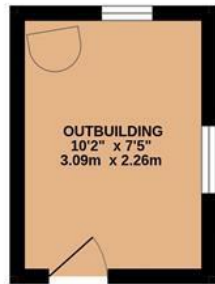
Draft Details-Awaiting Approval:

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.

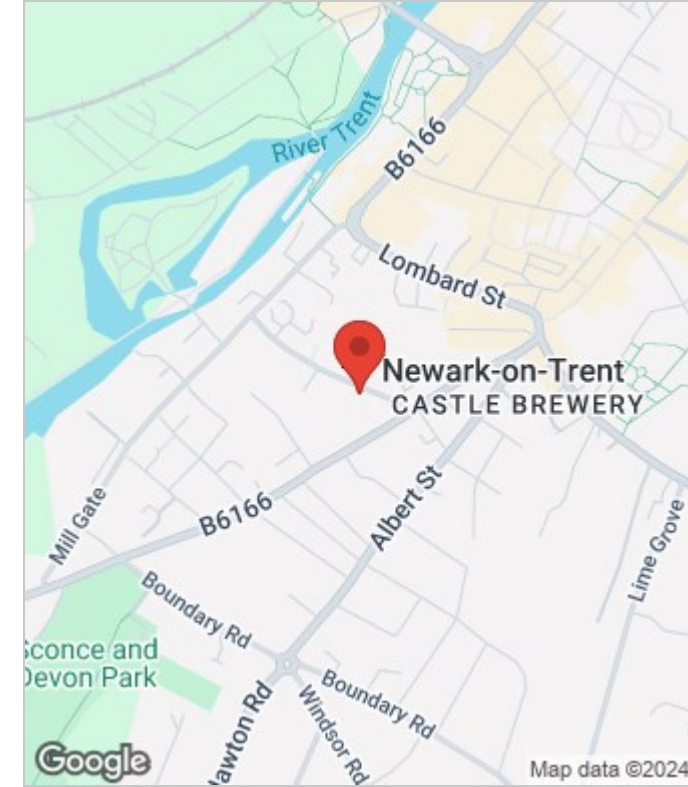
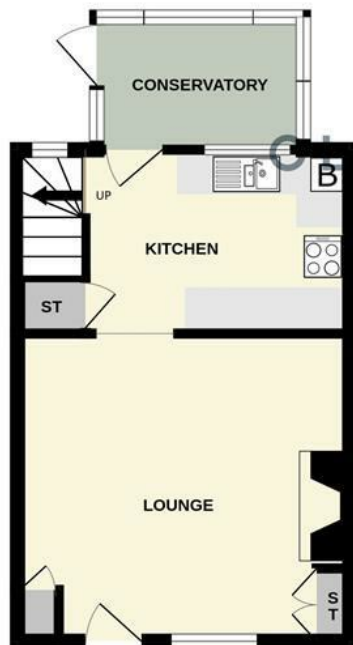
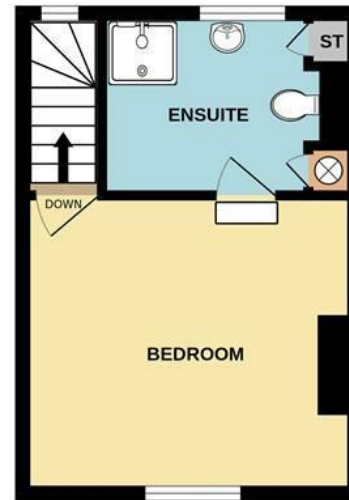




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

