



Newton Street, Newark

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 OLIVER REILLY



# Newton Street, Newark

Asking Price: £170,000

- CHARACTER-FILLED TERRACE HOME
- POPULAR RESIDENTIAL STREET
- CONTEMPORARY KITCHEN & BATHROOM
- LOVELY LOW-MAINTENANCE GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- LOUNGE WITH MULTI-FUEL BURNER
- WALKING DISTANCE TO TOWN & AMENITIES
- NO CHAIN! Tenure: Freehold EPC 'D'

## PERIOD-PROPERTY-PERFECTION-!!!

We stand in awe of this GORGEOUS character-filled terrace home! Perfectly positioned on an attractive residential street, within comfortable walking distance to the Town Centre. Surrounded by a vast range of excellent local amenities and transport links. Allowing ease of access onto the A1, A46 and to both local train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station. This charming residence has an infectious internal personality. Filled with wonderful retained original features, combined with a beautiful internal design. Entrusting an instantaneously warm and welcoming feeling, from the outset. The deceptively copious internal layout begins with an extensive and highly useful shared passageway, with secure front and rear door. Giving access into the entrance hall, a delightful lounge with an eye-catching exposed fireplace. Housing an inset multi-fuel burner. Separate dining room with open-access through to an attractive contemporary kitchen and a large ground floor bathroom. The first floor landing leads into THREE EXCELLENT SIZED BEDROOMS.

Externally, the property enjoys a private, tranquil and low maintenance enclosed garden. Further benefits of this sympathetically BEAUTIFUL bespoke home include uPVC double glazing and gas fired central heating, via a modern combination boiler.

This STAND-OUT PROPERTY is the home you've been waiting for! The only thing that's missing... IS YOU! Do not delay, book your viewing today!



### SHARED ACCESS PASSAGEWAY: 26'5 x 2'10 (8.05m x 0.86m)

A shared passageway with one neighbouring home. Accessed via an obscure glazed wooden external door, partial carpeted flooring, light fitting, access to the rear garden via a clear glazed wooden external door. A hardwood stained glass external door leads into the property's entrance hall.

**ENTRANCE HALL:** 3'1 x 2'7 (0.94m x 0.79m)  
Providing carpeted flooring, stairs with handrail rise to the first floor, a ceiling light fitting and access into both well-proportioned reception rooms.

**LOUNGE:** 11'9 x 11'3 (3.58m x 3.43m)  
A lovely, spacious reception room, located at the front of the property, providing carpeted flooring, a ceiling rose with central light fitting, picture railing, a large double panel radiator, TV/telephone connectivity points and an eye-catching exposed brick feature fireplace housing an inset multi-fuel burner with a raised stone hearth. uPVC double glazed window to the front elevation.

**DINING ROOM:** 12'3 x 11'9 (3.73m x 3.58m)  
A further spacious reception room, providing lovely wood-effect laminate flooring, a central ceiling rose with light fitting, double panel radiator, complementary high-level double fitted storage cupboards and a useful under-stairs storage cupboard. Hosting shelving, a ceiling light fitting and access to the electrical RCD consumer unit. The dining room has a uPVC double glazed window to the rear elevation and an open archway through to the kitchen.

**CONTEMPORARY KITCHEN:** 9'10 x 7'1 (3.00m x 2.16m)  
Providing quarry tiled flooring. The complementary modern kitchen has a range of fitted wall and base units with oak work surfaces over and white bevelled tiled splash backs. Integrated stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with five ring gas hob over and stainless steel extractor hood above. Integrated medium height microwave. Under counter plumbing/provision for a washing machine, dishwasher and fridge. Access to the modern 'WORCESTER' gas combination boiler. Recessed ceiling spotlights, uPVC double glazed window to the side elevation and a hardwood paneled stable door gives access into the rear garden. Internal access through to the bathroom.

**GROUND FLOOR BATHROOM:** 8'4 x 6'9 (2.54m x 2.06m)  
With complementary ceramic tiled flooring. A wooden panelled bath with chrome taps and mains shower facility with high-level white wall tiling. Low-level W.C with levered flush and a pedestal wash hand basin with chrome taps and high-level white wall tiling. Large chrome heated towel rail. Extensive double fitted storage cupboard with shelving. Ceiling light fitting and a clear uPVC double glazed window to the rear elevation, obscure uPVC double glazed window to the side elevation.

**FIRST FLOOR LANDING:** 7'5 x 5'4 (2.26m x 1.63m)  
With carpeted flooring, an open spindle balustrade with handrail, ceiling light fitting, single panel radiator, smoke alarm, loft hatch access point. The landing leads into all three well-proportioned bedrooms.

**MASTER BEDROOM:** 12'3 x 11'9 (3.73m x 3.58m)  
A generous double bedroom located at the rear of the property, providing carpeted flooring, a central ceiling light fitting, double panel radiator, useful over stairs storage cupboard with shelving and clothes hanging facilities. uPVC double glazed window to the rear elevation, overlooking the rear garden.





#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within close proximity and walking distance into the Town Centre. 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, in approximately 1 hour 15 minutes. 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 an 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.

#### BEDROOM TWO:

12'6 x 7'8 (3.81m x 2.34m)

A well-appointed double bedroom, providing carpeted flooring, a central light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM THREE:

8'7 x 7'5 (2.62m x 2.26m)

A well-appointed bedroom, providing carpeted flooring, a single panel radiator, central ceiling light fitting and a uPVC double glazed window to the front elevation.

#### EXTERNALLY:

The front aspect provides an established front garden, with a range of mature bushes and shrubs, with a picket fenced front boundary, low-level side gate, leading into the front garden, with paved hard-standing. A shared wooden external door opens into the useful and secure shared passageway, with a rear external door opening onto a wooden rear access gate, into the lovely, private and low-maintenance enclosed garden. Predominantly hard landscaped, with a paved seating area, directly from the external door in the kitchen, with outside tap. A paved pathway continues to the bottom of the garden, with an additional paved seating area with gravelled borders and partial established planted borders. There is hard-standing/provision for a large garden shed and green house. There are fenced side boundaries and a high-level walled rear boundary. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler and uPVC double glazing throughout. This excludes the front and side/rear access doors. 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: 855 Square Ft.

Measurements are approximate and for guidance only. This includes the shared passageway. The approximate size without this is 779 square ft.

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

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

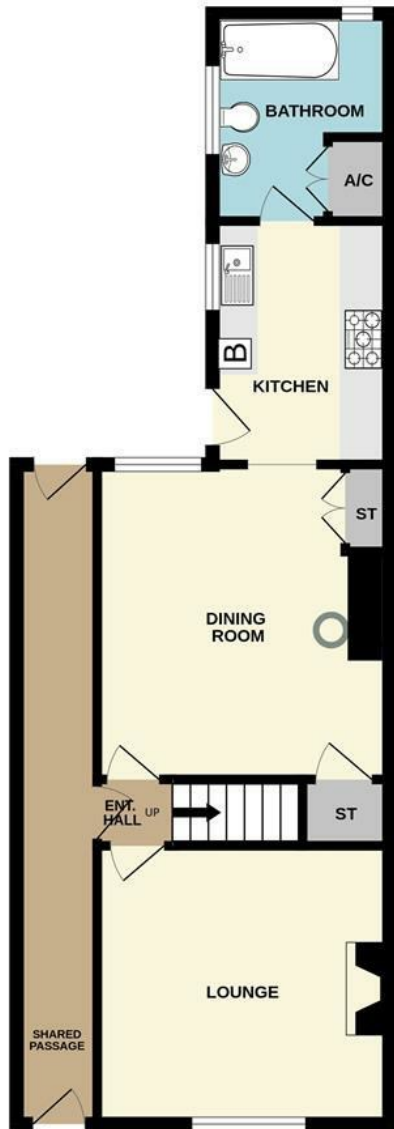
#### EPC: Energy Performance Rating: 'D'

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>62</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	