



Warburton Street, Newark

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 OLIVER REILLY



Warburton Street, Newark

- LOVELY BAY-FRONTED TERRACE HOME
- TWO SPACIOUS RECEPTION ROOMS
- CLOSE PROXIMITY TO NORTH GATE STATION
- LAVISH FIRST FLOOR BATHROOM
- RESIDENTS PERMIT PARKING
- TWO DOUBLE BEDROOMS & ATTIC ROOM
- SUPERB CONTEMPORARY KITCHEN & UTILITY
- WALKING DISTANCE TO TOWN CENTRE
- WELL-APPOINTED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

A BAY-FRONTED BEAUTY..!

This attractive period terrace home truly SETS THE STANDARD! Promising a warm and welcoming layout, retaining a degree of original features, combined with a tasteful contemporary design.

This substantial and versatile home is PRIMELY POSITIONED a few minutes away from NEWARK NORTH GATE TRAIN STATION. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION in approximately 90 minutes. There is also a convenient walk to the Town Centre or onto main road links, including the A1 and A46 within a few short moments.

This charming traditional residence commands a substantial layout of almost 1,200 square/ft of accommodation, comprising: Entrance porch, an inviting inner hallway, spacious bay-fronted lounge with feature fireplace, housing an inset log burner, a separate dining room with retained fitted cupboards and an EXTENSIVE MODERN 'WREN' FITTED KITCHEN open-plan through to a useful utility room. The large first floor landing hosts TWO DOUBLE BEDROOMS, a generous FOUR-PIECE BATHROOM and a separate staircase up to a COPIOUS ATTIC ROOM.

Externally, there is ample RESIDENTS PERMIT PARKING AVAILABLE. On a first come first served basis. The well-appointed and beautifully established rear garden hosts an integrated external store and a substantial paved outdoor entertainment space. Perfect for the summertime!

Further benefits of this LARGE & LOVELY period home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. Installed within the last three years.

A FRESH START AWAITS!..Stop your search here and step inside to gain a full sense of immediate appreciation!



ENTRANCE PORCH: 2'9 x 2'7 (0.84m x 0.79m)
Accessed via an obscure double glazed composite front entrance door. Providing carpeted flooring and a ceiling light fitting. A hardwood internal door opens into the inviting entrance hallway.

INNER ENTRANCE HALL: 11'10 x 5'9 (3.61m x 0.84m)

BAY-FRONTED LOUNGE: 14'1 x 11'8 (4.29m x 3.56m)
A generous reception room. Providing complementary wood-effect laminate flooring, a central ceiling rose with light fitting, detailed coving, a double panel radiator, TV point and an exposed central fireplace. Housing an inset log burner with raised tiled hearth and decorative oak mantle above. Walk-in bay with uPVC double glazed sash sliding windows to the front elevation. Max measurements provided, into bay-window.

DINING ROOM: 12'4 x 11'9 (3.76m x 3.58m)
A generous reception room, providing wood-effect laminate flooring, a large double panel radiator, full height double fitted storage cupboard, ceiling light fitting and a uPVC double glazed window to the rear elevation. Access into the large kitchen.

GENEROUS CONTEMPORARY KITCHEN: 14'2 x 7'4 (4.32m x 2.24m)
Providing wood-effect vinyl flooring. The 'WREN' fitted kitchen is of stylish modern design, providing an array of fitted white high-gloss base units with wood-effect laminate flat edge work-surfaces over and up-stands. Fitted larder storage cupboard. Inset 1.5 bowl sink with flexi-spray mixer tap and drainer. Integrated electric oven with four ring gas hob over and stylish extractor hood above. Provision for a freestanding American-style fridge freezer. Double panel radiator, ceiling light fitting, uPVC double glazed window to the side elevation, obscure uPVC double glazed window to the side elevation. Walk-in under stairs storage cupboard with tiled flooring and ceiling light. The kitchen has an obscure uPVC double glazed side door, leading out into the garden. Open access through to the separate utility room.

UTILITY ROOM: 6'1 x 5'6 (1.85m x 1.68m)
With continuation of the wood-effect vinyl flooring. A fitted work surface houses under counter provision/plumbing for a washing machine and tumble dryer. Ceiling light fitting, uPVC double glazed window to the side elevation and a large fitted storage cupboard.

FIRST FLOOR LANDING: 12'5 x 5'9 (3.78m x 1.75m)
Providing carpeted flooring an open spindle balustrade with handrail, ceiling light fitting, smoke alarm, an additional staircase and internal door, rising to the attic room. The landing gives access to the large family bathroom and two DOUBLE bedrooms.

MASTER BEDROOM: 15'1 x 11'4 (4.60m x 3.45m)
A generous double bedroom located at the front of the property, providing grey carpeted flooring, a large double panel radiator, ceiling light fitting, TV connectivity point and an exposed decorative cast-iron feature fireplace. Two uPVC double glazed sash sliding windows to the front elevation.

BEDROOM TWO: 12'5 x 8'9 (3.78m x 2.67m)
A further double bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and an exposed fireplace, with a decorative cast iron surround. uPVC double glazed window to the rear elevation.



EPC: Energy Performance Rating: 'D' (58)

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 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.

LARGE FIRST FLOOR BATHROOM:

14'2 x 7'6 (4.32m x 2.29m)

Of substantial size. Providing complementary patterned tiled flooring. A pannelled bath with chrome mixer tap and medium height white wall tiling. Low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap and medium height white wall tiling. A double fitted shower cubicle with aqua boarding and mains shower facility. A fitted double cupboard houses the modern 'IDEAL' combination boiler. Chrome heated towel rail, double panel radiator, ceiling light, fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

ATTIC ROOM (3):

15'2 x 12'2 (4.62m x 3.71m)

A generous multi-purpose space, providing carpeted flooring, a ceiling light fitting, TV connectivity point, double glazed Velux roof-light to the rear elevation, multiple double power sockets, an eaves storage cupboard to the front and rear elevation.

INTEGRATED EXTERNAL STORE:

Accessed via the rear garden. Providing useful external storage space.

EXTERNALLY:

The front aspect provides a paved pathway leading to the entrance door with access to the concealed gas meter. There is a low maintenance, frontage, medium height walled side boundary and a low-level walled front boundary. The well-appointed rear garden is attractively established and predominantly laid to lawn with complementary gravelled borders with shrubs bushes and trees. There is a paved seating area directly accessed from the uPVC external door in the kitchen and an additional newly paved outdoor seating area at the bottom of the garden, perfect for the summer time and entertaining! The garden provides access to an integral outside store and to an outside tap. There are fenced side and rear boundaries. PLEASE NOTE: One neighboring homes has shared access across the garden. There is a right of access to the left side, for use/ access over a shared passageway. Please speak to the agent for further clarification.

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 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: 1,198 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'





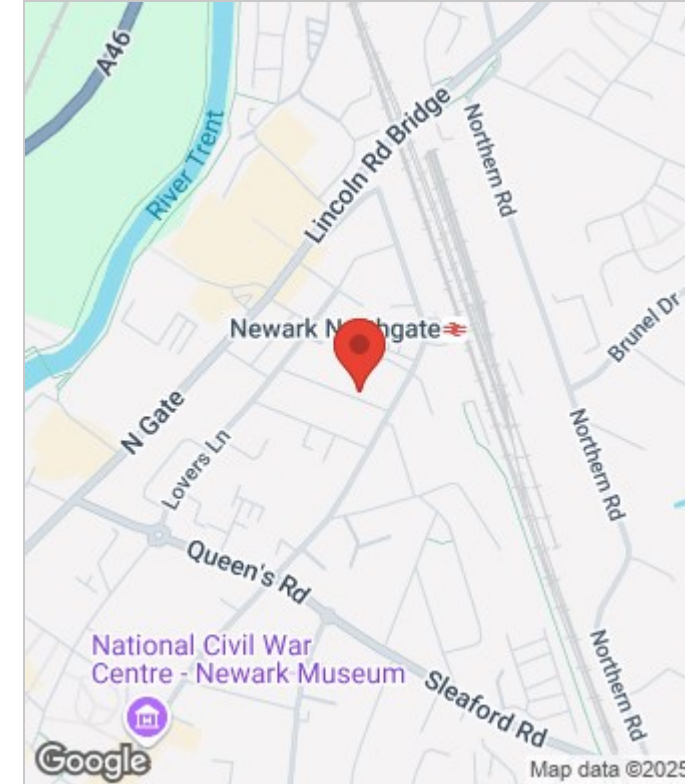
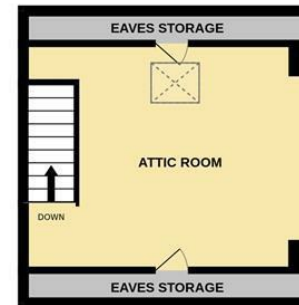
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	