



Albert Street, Newark

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OLIVER REILLY 



# Albert Street, Newark

Guide Price £140,000 - £150,000

- WELL-PROPORTIONED TERRACE HOME
- PRIME LOCATION. CLOSE TO AMENITIES
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO TOWN CENTRE
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- TWO BEDROOMS
- LARGE LOUNGE/DINER & CONSERVATORY
- LOW-MAINTENANCE ENCLOSED GARDEN
- ALLOCATED PARKING SPACE TO REAR
- Majority uPVC Double Glazing & Gas CH. Tenure: Freehold. EPC 'bbc'

Guide Price: £140,000 - £150,000. A SUPERB STARTER HOME..!

Take a look at this PRIMELY POSITIONED modern terrace home. Conveniently situated within comfortable walking distance to the Town Centre. Surrounded by a hosts of excellent on-hand amenities.

This deceptively spacious home holds all the key ingredients for any aspiring first time or investment purchaser. Ready and waiting for you to inject your own personality, both inside and out!

The well-appointed internal accommodation comprises: Inviting entrance hall, a well-proportioned kitchen, large lounge/ diner and a lean-to conservatory. The first floor landing hosts a three-piece bathroom and two bedrooms. The master bedroom boasts FITTED WARDROBES.

Externally, the property promotes a fully enclosed, low-maintenance courtyard garden, with a rear access gate opening out to a residents communal car park. Providing an ALLOCATED OFF-STREET PARKING SPACE!

Further benefits of this attractive contemporary home include majority uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

GET YOUR FOOT ON THE LADDER... with this perfectly proportioned home. PRIMED AND READY... for you to MAKE IT YOUR OWN!



#### ENTRANCE HALL:

13'2 x 5'9 (4.01m x 1.75m)

An inviting reception space, accessed via a secure uPVC front door with obscure glass side panel. Providing complementary wood-effect laminate flooring, carpeted stairs with handrail rising to the first floor, a single panel radiator, telephone connectivity point and a ceiling light fitting. Access into the generous lounge/diner and fitted kitchen.

#### KITCHEN:

10'10 x 6'8 (3.30m x 2.03m)

With continuation of the wood-effect laminate flooring. Providing a range of fitted wall and base units with wood-effect roll-top work surfaces over and partial wall tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Under counter plumbing/provision for a washing machine, freestanding electric cooker and a freestanding fridge/freezer. Access to the modern 'GLOW-WORM' gas combination boiler and electrical RCD consumer unit. There is a ceiling light fitting and a uPVC double glazed window to the front elevation.

#### LARGE LOUNGE/DINER:

14'8 x 12'10 (4.47m x 3.91m)

A generous multi-purpose reception room, providing continuation of the wood-effect laminate flooring. A large single panel radiator, ceiling light fitting, wall-mounted 'HIVE' electronic central heating thermostat. Walk-in under-stairs storage cupboard and a high-level single glazed window to the rear elevation. A hardwood single glazed external door leads into the lean-to conservatory. Max measurements provided.

#### LEAN-TO CONSERVATORY:

7'8 x 6'1 (2.34m x 1.85m)

Of uPVC construction with a sloped poly-carbonate roof and roof light. Providing an exposed concrete base. uPVC double glazed windows to the side and rear elevations. A clear uPVC double glazed rear door leads into the low-maintenance enclosed garden.

#### FIRST FLOOR LANDING:

9'7 x 5'10 (2.92m x 1.78m)

Planning light wood-effect laminate flooring. A ceiling light fitting, loft hatch access point, air-filter ventilation system and a fitted airing cupboard. Providing sufficient storage space. Access into the bathroom and both bedrooms.

#### MASTER BEDROOM:

12'11 x 12'9 (3.94m x 3.89m)

A generous DOUBLE bedroom. Providing wood-effect laminate flooring, a large single panel radiator, telephone point, ceiling light fitting, double fitted wardrobe and a uPVC double glazed window to the front elevation. Max measurements provided.

#### BEDROOM TWO:

11'1 x 7'6 (3.38m x 2.29m)

With wood-effect laminate flooring. A single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the courtyard garden. Max measurements provided.





#### Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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:

7'8 x 4'10 (2.34m x 1.47m)

With grey vinyl flooring. A wooden panelled bath with chrome mixer tap and handheld overhead shower facility. Low-level W.C with levered flush and a pedestal wash hand basin with chrome taps. Majority floor to ceiling wall tiling, partial medium height wall panelling, shaver point, Pull-cord extractor fan, ceiling light fitting, single panel radiator and an obscure uPVC double glazed window to the rear elevation.

#### EXTERNALLY:

The front aspect is greeted by a low-maintenance concrete frontage, with a walled front boundary and wrought-iron access gate, leading to the front entrance door. Providing access to the concealed gas and electricity meter boxes.

The low-maintenance enclosed courtyard garden is fully paved. Perfect for relaxing and entertaining. There are fully fenced side and rear boundaries. A secure rear timber gate opens onto a communal car park, located on Boundary Court. Ensuring an ALLOCATED PARKING SPACE for the property.

#### Off-Street Parking To Rear:

Off-street parking is available via Boundary Court. There is one allocated parking associated with this property. As confirmed by the vendor.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via modern combination boiler and uPVC double glazing throughout. This excludes the window and door in the lounge/diner.

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: 698 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: 'bbc'- On Order

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.

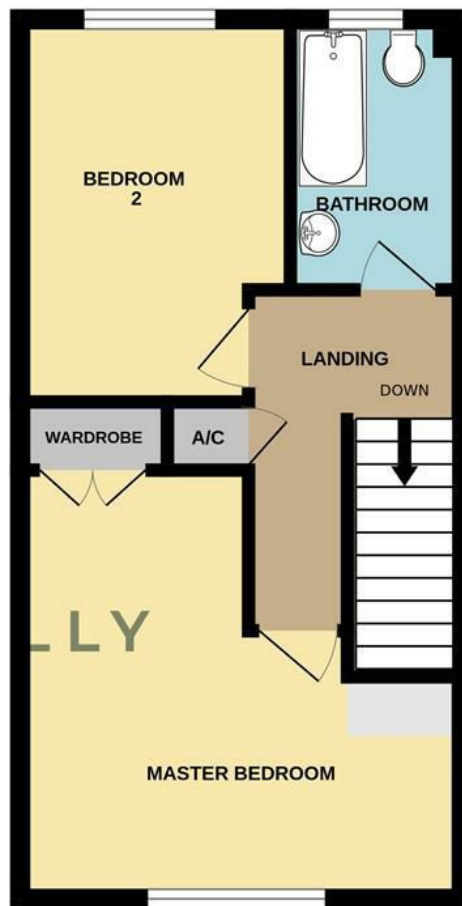




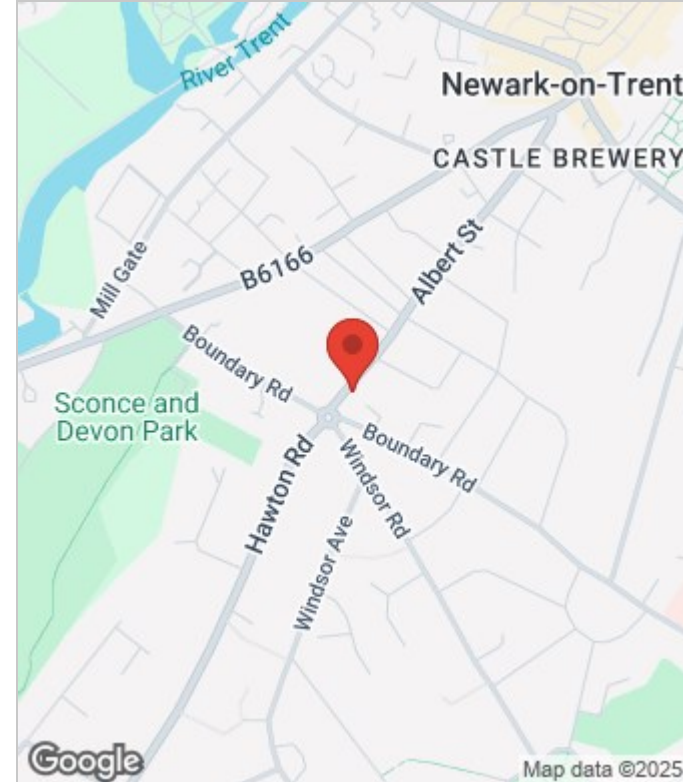
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

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