



Staunton Road, Newark

 3  1  1  4 E tbc

 OLIVER REILLY



Staunton Road, Newark

- SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE & AMENITIES
- GENEROUS LOUNGE
- WELL-APPOINTED ENCLOSED GARDEN
- MODERNISATION REQUIRED
- THREE WELL-PROPORTIONED BEDROOMS
- DINING KITCHEN & UTILITY ROOM
- DETACHED OUTBUILDINGS
- GATED MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'E'

ONE TO MAKE YOUR OWN..!

This spacious semi-detached house is READY AND WAITING for you to step inside and inject your own personality. Situated on the outskirts of Newark Town Centre. Close to a wide range of local amenities and popular transport links. The property promotes a great opportunity to modernise, enhance and adapt the existing layout. Promising PURE POTENTIAL! Both inside and out! The internal accommodation comprises: Entrance hall, generous lounge, dining kitchen and a separate utility room.

The first floor landing hosts a modern bathroom and THREE WELL-PROPORTIONED BEDROOMS. Externally, the property occupies an enviable plot. The front aspect is greeted with a gated MULTI-CAR DRIVEWAY, with access down to a range of detached brick outbuildings. The well-appointed rear garden is the perfect family-sized space to take advantage of in the warmer months, with sufficient space to extend, if required. Subject to relevant planning approvals. Further benefits of this spacious and potential-filled home include uPVC double glazing and gas fired central heating.

Come and see the exciting opportunity available to turn this house into YOUR HOME...!

Marketed with ** NO ONWARD CHAIN! **.



Guide Price £140,000



ENTRANCE HALL:

8'10 x 6'1 (2.69m x 1.85m)

Accessed to a paned obscure uPVC double glazed front door, providing carpeted flooring, stairs with oak handrail rising to the first floor with uPVC double glazed window to the front elevation. Single panel radiator, ceiling light fitting, telephone point, extensive fitted cupboards. Housing the gas, electricity meter and electrical RCD consumer unit. Access into the kitchen/diner and lounge.

LOUNGE:

13'5 x 12'4 (4.09m x 3.76m)

A generously sized reception room, providing carpeted flooring, a large single panel radiator, ceiling light fitting, coving, an exposed brick feature fireplace with a freestanding gas fire and raised tiled hearth. uPVC double glazed window to the rear elevation. Looking out over the well-appointed rear garden.

KITCHEN/DINER:

12'10 x 12'9 (3.91m x 3.89m)

With majority carpeted flooring. The kitchen area has tile-effect vinyl flooring and provides a small range of fitted base units and one additional wall unit above. Inset stainless steel sink with drainer and medium height white wall tiling behind. Provision for a freestanding gas cooker. Sufficient space for a dining table and chairs. Walk-in under stairs storage cupboard. Fitted high-level storage cupboard. A tiled central feature fireplace houses a freestanding gas fire with raised tiled hearth. Ceiling light fitting, single panel radiator, uPVC double glazed window to the front and side elevation. Access into the utility room. Max measurements provided.

UTILITY ROOM:

9'8 x 5'6 (2.95m x 1.68m)

With tiled flooring, a fitted base unit with laminate roll-top work surfaces over and majority white wall tiled splash backs. Inset stainless steel sink with chrome taps and drainer. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the 'GLOW-WORM' gas fired boiler. Ceiling strip-light, coving, uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side external door gives access to the rear garden and onto the driveway.

FIRST FLOOR LANDING:

8'2 x 7'7 (2.49m x 2.31m)

With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point and a uPVC double glazed window to the side elevation. Access into the family bathroom and three bedrooms.

MASTER BEDROOM:

10'10 x 10'9 (3.30m x 3.28m)

A large DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, ceiling light fitting and extensive fitted wardrobes. Large, uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.

BEDROOM TWO:

10'10 x 10'6 (3.30m x 3.20m)

A further DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting and fitted airing cupboard housing the hot water cylinder with shelving above. uPVC double glazed window to the rear elevation, overlooking the large garden. Max measurements provided.



BEDROOM THREE: 9'3 x 7'7 (2.82m x 2.31m)
A well-appointed bedroom, providing carpeted flooring, a single panel radiator, ceiling light fitting and over-stairs storage cupboard with fitted shelving. uPVC double glazed window to the front elevation. Max measurements provided.

FAMILY BATHROOM: 7'7 x 5'6 (2.31m x 1.68m)
Of modern design. Providing ceramic tiled flooring, a panelled bath with chrome taps, floor to ceiling aqua boarding and electric shower facility. Wash hand basin with chrome mixer tap. Inset to fitted vanity storage unit. Low-level W.C with push-button flush. Chrome heated towel rail, ceiling light fitting, extractor fan, obscure uPVC double glazed window to the side and front elevation.

DETACHED OUTBUILDING: 8'11 x 8'1 (2.72m x 2.46m)
Of brick built construction. Providing sufficient external storage. Max measurements provided.

EXTERNAL STORE: 5'5 x 2'9 (1.65m x 0.84m)
Providing further external storage space.

ADDITIONAL STORE: 8'11 x 3'2 (2.72m x 0.97m)
Providing further external storage space. Max measurements provided.

EXTERNALLY:
The property occupies a generous plot. The front aspect is greeted with dropped kerb vehicular access onto a double wrought-iron gated concrete driveway, with additional timber double gates opening onto additional driveway space, which also gives access to the utility room, with storm canopy above. The front garden is predominantly laid to lawn with fenced side boundaries and walled front boundaries. There is an additional low-level wrought iron personal gate with concrete pathway leading to the front entrance door, with storm canopy above. The well-appointed rear garden is predominantly laid to lawn with an extensive paved patio with dwarf wall. Provision for multiple garden sheds. Access into the detached outbuildings. Outside tap, external security light, fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 827 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: 'E'

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 in a 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 marketplace 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 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.





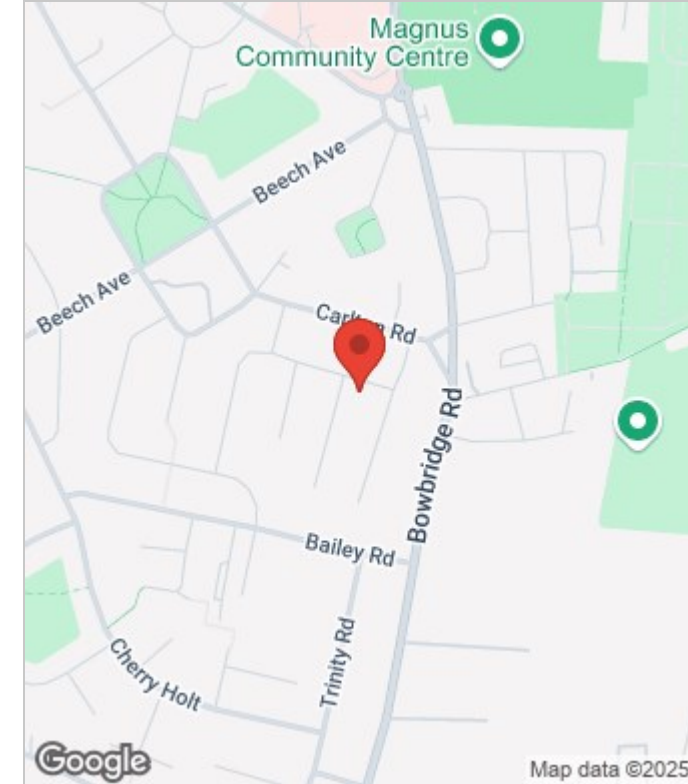
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

