



Peebles Road, Newark

3 1 1 tbc

OLIVER REILLY



Peebles Road, Newark

- SEMI-DETACHED HOME
- DESIRABLE RESIDENTIAL LOCATION
- OPEN-PLAN DINING KITCHEN
- GENEROUS LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO TOWN & AMENITIES
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS LOUNGE & CONSERVATORY
- MODERNISATION REQUIRED
- DETACHED GARAGE & BLOCK PAVED DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £180,000 - £190,000. ONE TO MAKE YOUR OWN...!

This perfectly positioned semi-detached home enjoys a captivating residential setting, in a highly-renowned location, within the sought-after 'Hawton Road' vicinity. Close to a wide array of amenities and transport links, a short distance to Newark Town Centre.

This highly-regarded home is poised for you to re-energize the interior and inject your own personality. The property would benefit from a cosmetic uplift but boasts excellent internal and external potential!

The well-appointed internal accommodation comprises: Entrance hall, a sizeable lounge, OPEN-PLAN dining kitchen and a separate conservatory.

The first floor provides a three-piece shower room and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property provides a large front, with a BLOCK PAVED MULTI-CAR DRIVEWAY. Giving access into a detached garage, with power and lighting. There is excellent potential for additional parking to be created, if required. The generous and fully enclosed rear garden is of general low-maintenance and leaves much to the imagination!

Further benefits of this attractive 1970's home include uPVC double glazing and gas fired central heating, via a modern combination boiler.

This GREAT OPPORTUNITY won't be around for too long! STEP INSIDE.. and appreciate the exciting scope and well-maintained accommodation. Ready and waiting for a new lease of life..! Marketed with ** NO ONWARD CHAIN!!**.

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ENTRANCE HALL: 6'0 x 3'6 (1.83m x 1.07m)

Accessed via an obscure uPVC double glazed front door with obscure uPVC double glazed side panels. Carpeted stairs with handrail rise to the first floor, ceiling light fitting, smoke alarm, Wall mounted central heating thermostat, single panel radiator and access into the lounge.

GENEROUS LOUNGE: 14'4 x 11'10 (4.37m x 3.61m)

A sizeable reception room. Providing carpeted flooring, a large single panel radiator, ceiling fan with light fitting, TV connectivity point, central feature fireplace housing and inset electric fire with raised stone hearth and decorative surround. Internal fluted glass windows look into the dining room. uPVC double glazed window to the front elevation. Access into the dining kitchen. Max measurements provided.

SPACIOUS DINING KITCHEN: 17'6 x 8'6 (5.33m x 2.59m)

A generous space providing carpeted flooring. The fitted kitchen houses a range of complementary white high-gloss wall and base units with laminate roll-top work surfaces over and white wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated medium-height electric oven, separate four ring electric hob with extractor hood above. Under counter plumbing/provision for a washing machine and tumble dryer. Space for large dining table and chairs. Single panel radiator, two ceiling light fittings, A bi-folding door opens into an under-stairs storage cupboard, with electrical consumer unit gas/electricity meter, fitted shelving and an obscure uPVC double glazed window to the side elevation. The kitchen/diner has two uPVC double glazed windows to the rear elevation.

An obscure uPVC double glazed side external door gives access to the rear garden. A uPVC double glazed rear external door leads into the conservatory.

CONSERVATORY: 9'2 x 7'7 (2.79m x 2.31m)

Of uPVC construction with a sloped poly-carbonate roof. Providing obscure uPVC double glazed windows to the left side elevation, uPVC double glazed windows to the right side and rear elevation. An obscure uPVC double glazed side door opens out to the garden.

FIRST FLOOR LANDING: 7'5 x 3'7 (2.26m x 1.09m)

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

MASTER BEDROOM: 12'1 x 10'5 (3.68m x 3.18m)

A generous DOUBLE bedroom, providing carpeted flooring, a single panel radiator, ceiling fan with light fitting, telephone connectivity point and a fitted airing cupboard housing the modern 'WORCESTER' gas combination boiler with fitted shelving. uPVC double glazed window to the front elevation

BEDROOM TWO: 10'6 x 9'8 (3.20m x 2.95m)

A further DOUBLE bedroom located at the rear of the house, providing carpeted flooring, a single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.





BEDROOM THREE:

A well-appointed single bedroom providing carpeted flooring, a single panel radiator, ceiling light fitting, useful over-stairs storage cupboard. uPVC double glazed window to the front elevation. Max measurements provided.

7'4 x 6'8 (2.24m x 2.03m)

FIRST FLOOR SHOWER ROOM:

With carpeted flooring, a low-level W.C with levered flush, pedestal wash hand basin with chrome taps and a fitted shower cubicle with electric shower facility, floor to ceiling ceramic wall tiling, single panel radiator, shaver point, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

7'6 x 5'8 (2.29m x 1.73m)

DETACHED GARAGE:

Of concrete construction. Accessed via wooden double doors. Providing two windows to the rear elevation.

18'1 x 7'10 (5.51m x 2.39m)

EXTERNALLY:

Front aspect is greeted with dropped kerb vehicular access onto a block paved multi-car driveway. The large and well-established front garden is predominantly laid to lawn with established planted borders. Ensuring a range of bushes, shrubs and a mature monkey tree. There are fenced front and side boundaries. Access to the detached single garage. A pathway leads round to the front entrance door with storm porch. The right side aspect has access down to the well-appointed triangulated rear garden. Of general low maintenance. Partially block paved and predominantly gravelled with paved pathway leading to the bottom of the garden. There is an outside tap, provision for a garden shed and fully fenced side 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: 826 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc'- 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.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1.2 miles away from 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself stands close to the delightful Scone and Devon park, perfect for idyllic walks with the dog!

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:

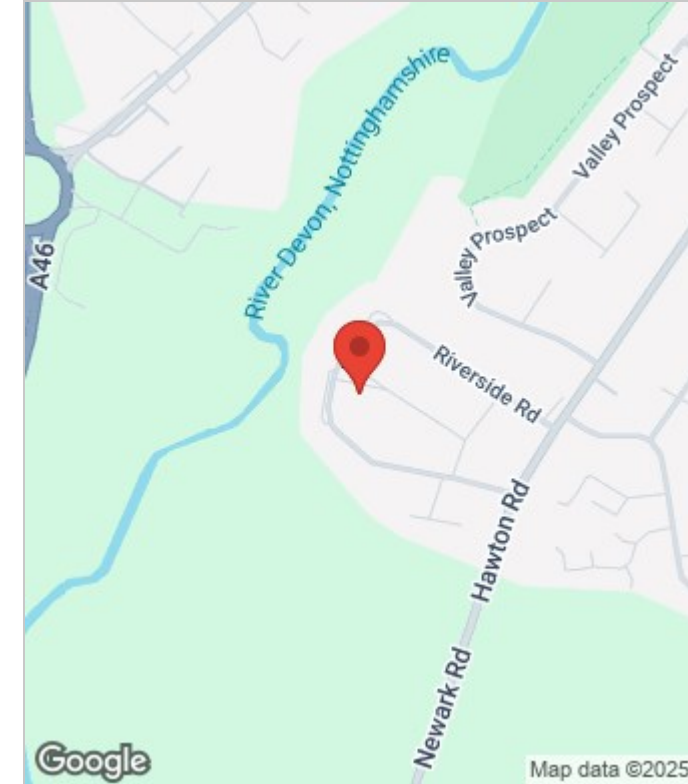
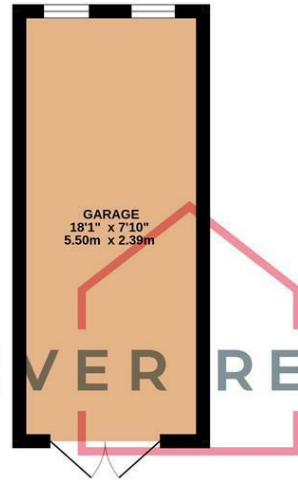
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

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