



Farndon Road, Newark

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 OLIVER REILLY







# Farndon Road, Newark

- LOVELY TERRACE HOME
- EASE OF ACCESS ONTO A46 & A1
- SPACIOUS FOUR-PIECE BATHROOM
- DETACHED TIMBER CABIN WITH POWER & LIGHT
- uPVC Double Glazing & Gas Central Heating
- TWO DOUBLE BEDROOMS
- LOUNGE & DINING KITCHEN
- ENCLOSED LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO TOWN CENTRE & AMENITIES
- NO CHAIN! Tenure: Freehold. EPC 'D'

## ONE FOR NEW HOMEOWNERS...!

This warm and welcoming terrace home is quaint, cosy and beautifully maintained. Conveniently situated within walking distance to Newark Town Centre and also promoting ease of access onto the A46 and A1.

This excellent contemporary home is ready and waiting for your immediate appreciation, with accommodation comprising: Entrance porch, lounge, dining kitchen, rear lobby and a large FOUR-PIECE ground floor bathroom.

The first floor provides TWO DOUBLE BEDROOMS.

Externally, there is a lovely, private and fully enclosed low-maintenance courtyard garden, with access into a DETACHED TIMBER CABIN. Providing power, lightning and scope to be utilised for a variety of purposes.

Further benefits of the charming and traditional home include uPVC double glazing and gas fire central heating.

STEP ONTO THE LADDER! Promising all you can want...AND MORE! This eye-catching home is available with **\*\*NO ONWARD CHAIN!!\*\***.



Guide Price £140,000



### ENTRANCE PORCH:

5'6 x 4'2 (1.68m x 1.27m)

Accessed via an obscure uPVC double glazed front door with uPVC double glazed window to the front and side elevation. Providing wood-effect vinyl flooring, a low-level cupboard housing the gas meter, wall light fitting and access into the lounge.

### LOUNGE:

12'1 x 11'10 (3.68m x 3.61m)

A lovely well-proportioned reception room, with grey carpeted flooring, high ceilings with light fitting, coving, double panel radiator, TV/telephone connectivity point, provision for a wall mounted electric fire. uPVC double glazed window to the front elevation. Access into the dining kitchen.

### DINING KITCHEN:

10'10 x 8'9 (3.30m x 2.67m)

With wood-effect vinyl flooring. The kitchen hosts a range of fitted wall and base units with laminate roll-top work surfaces over, white and green bevelled wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring induction hob over and concealed extractor hood above. Under counter plumbing/provision for a washing machine and fridge. Provision for a small dining table and chairs. Double panel radiator, dado rail, detailed coving, recessed ceiling spotlights, uPVC double glazed window to rear elevation. Walk-in under-stairs storage cupboard, with scope to gain access down to a concealed cellar access point. The kitchen leads into the rear lobby.

### REAR LOBBY:

6'6 x 4'11 (1.98m x 1.50m)

Providing wood-effect vinyl flooring, grey carpeted stairs with handrail rising to the first floor. Single panel radiator, recessed ceiling spotlights, coving, smoke alarm, carbon monoxide alarm, high-level cupboard, housing electrical RCD consumer unit. An obscure uPVC double glazed side external door, leading out to the enclosed courtyard garden. Internal access into the ground floor bathroom.

### GROUND FLOOR BATHROOM:

11'8 x 7'5 (3.56m x 2.26m)

Of an excellent proportion, with wood-effect vinyl flooring, a corner fitted spa bath with chrome mixer tap, low-level W.C with levered flush and a pedestal wash hand basin with chrome taps. Corner fitted shower cubicle with electric shower facility. Floor to ceiling ceramic wall tiling, a large single panel radiator, recessed ceiling spotlights, two wall light fittings and a fitted cupboard housing the Modern 'WORCESTER' gas combination boiler. Obscure uPVC double glazed window to the rear and side elevation.

### FIRST FLOOR LANDING:

3'3 x 2'8 (0.99m x 0.81m)

With grey carpeted flooring, a ceiling light fitting, smoke alarm and access into both bedrooms.





#### MASTER BEDROOM:

12'10 x 11'10 (3.91m x 3.61m)

A generous DOUBLE bedroom, located at the front of the house, providing grey carpeted flooring, a ceiling rose with light fitting, coving, single panel radiator, TV connectivity point and a uPVC double glazed window to the front elevation.

#### BEDROOM TWO:

10'10 x 8'9 (3.30m x 2.67m)

With grey carpeted flooring, complementary high ceiling with light fitting, single panel radiator, loft hatch access point and an over-stairs storage cupboard with shelving and clothes hanging facilities. uPVC double glazed window to the rear elevation.

#### DETACHED TIMBER CABIN:

11'6 x 8'7 (3.51m x 2.62m)

Of timber construction. Accessed via double doors. Providing power, lighting and scope to be utilised for a variety of individual purposes.

#### EXTERNALLY:

The front aspect provides a well-appointed front garden. Predominantly slate shingled, with a shared paved pathway, giving access to the front entrance door. There is a walled frotn and side boundary.

The rear courtyard-style garden is of general low maintenance and is fully paved. A perfect external space for you to inject your own personality or enjoy immediately! There is access to the detached timber cabin, an outside tap, external security light, fully fenced side and rear boundaries. A secure timber rear access gate opens into a shared pathway, which leads onto The Ives. Providing personal access. 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 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: 680 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 'A'

#### EPC: Energy Performance Rating: 'D' (62)

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 with ease of access onto the A46 and A1. 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. 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.









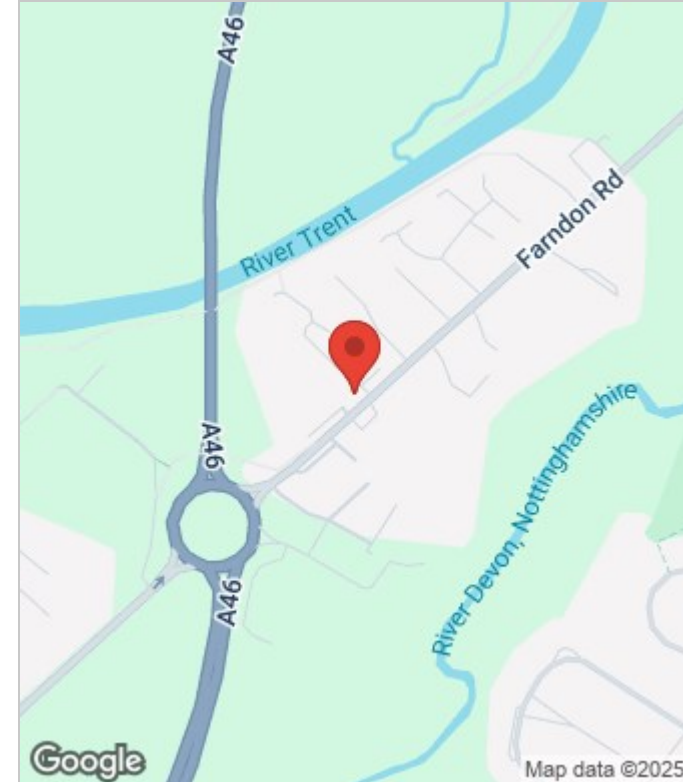
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</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	