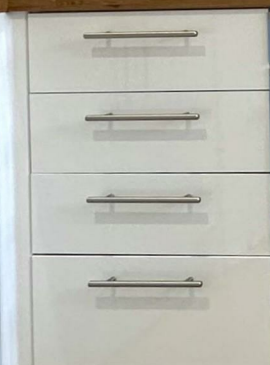




Albert Street, Newark

 2  1  1  E

 OLIVER REILLY



Albert Street, Newark

- LOVELY MODERN TERRACE HOME
- PRIME CENTRAL LOCATION. CLOSE TO AMENITIES
- GENEROUS LOUNGER/DINER
- RESIDENTS PARKING AVAILABLE TO REAR
- Gas Central Heating & uPVC Double Glazing
- TWO WELL-PROPORTIONED BEDROOMS
- STYLISH KITCHEN & FIRST FLOOR BATHROOM
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- EXCEPTIONAL CONDITION THROUGHOUT
- NO CHAIN! Tenure: Freehold EPC 'E'

AN EYE-CATCHING CONTEMPORARY CRACKER!

Things don't get much better than THIS! Take a look at this excellent modern terrace home. Conveniently situated close to the hustle and bustle of Newark Town Centre, within comfortable walking distance to a wide range of excellent amenities and transport links. Including TWO TRAIN STATIONS. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate.

This exceptionally well-maintained home boasts a BRIGHT AND BEAUTIFUL internal design. Having been significantly enhanced by the existing owner, the only thing left missing... IS YOU!

The deceptively generous internal layout comprises: Inviting entrance hall, a stylish modern kitchen and a GENEROUS LOUNGE/DINER. The first floor landing hosts a SUPERB MODERN BATHROOM and two excellent sized bedrooms Enhanced with fitted wardrobes in the second bedroom.

Externally, the property enjoys a lovely low-maintenance garden. Hosting the perfect external escape in the coming summer months. A side access gate opens onto a shared passageway, leading to a COMMUNAL CAR PARK. Accessed from Boundary Court. Off-street parking is available on a first come, first served basis.

Further benefits of this STUNNING MODERN GEM include uPVC double glazing throughout and gas fired central heating, via a serviced combination boiler.

This striking, impeccably presented and centrally positioned home is truly THE REAL DEAL..! Step inside and gain a full sense of appreciation for yourself! Marketed with **NO ONWARD CHAIN..!**.!

Offers in excess of £160,000



ENTRANCE HALL: 13'3 x 5'7 (4.04m x 1.70m)

Accessed via an obscure uPVC double glazed front door with full height obscure uPVC double glazed side panel. Providing complimentary wood-effect laminate flooring, carpeted stairs with handrail rise to the first floor. Ceiling light fitting, double panel radiator, access into the large lounge/diner and attractive modern kitchen.

STYLISH MODERN KITCHEN: 10'9 x 6'9 (3.28m x 2.06m)

Of eye-catching contemporary design. Accessed via an internal single sliding door. Providing continuation of the wood-effect laminate flooring. The quality fitted kitchen provides a vast range of fitted base and drawer units with laminate wood-effect roll-top work surfaces over and up-stands. Inset stainless steel sink with chrome mixer tap and drainer. Integrated 'SMEG' electric oven with four ring gas hob over and stainless steel extractor hood above. Under-counter plumbing/provision for a washing machine, slim-line dishwasher and freestanding fridge freezer. Exposed modern gas combination boiler and electrical RCD, consumer unit. Recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

GENEROUS LOUNGE/DINER: 14'8 x 12'10 (4.47m x 3.91m)

A large multi-purpose reception room. Providing continuation of the wood-effect laminate flooring. The sizeable reception room has a large double panel radiator, ceiling light fitting, useful walk-in under-stairs storage cupboard and a uPVC double glazed sliding door, opening out into the lovely, private, low-maintenance garden. Max measurements provided.

FIRST FLOOR LANDING: 6'1 x 5'7 (1.85m x 1.70m)

With carpeted flooring, a ceiling light fitting, loft hatch access point and a fitted storage cupboard. The landing leads into the bathroom and both bedrooms.

MASTER BEDROOM: 12'11 x 12'10 (3.94m x 3.91m)

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

BEDROOM TWO: 11'2 x 7'6 (3.40m x 2.29m)

A lovely bedroom providing carpeted flooring, a ceiling light fitting, double panel radiator, fitted double wardrobe with shelving and clothes hanging facilities. uPVC double glazed window to the rear elevation, overlooking the garden.

CONTEMPORARY BATHROOM: 7'8 x 5'1 (2.34m x 1.55m)

Of stylish modern design. Providing tile-effect vinyl flooring. A panelled bath with chrome taps and mains shower facility, provision for a shower curtain and floor-to-ceiling aqua boarding. Low-level W.C with push-button flush and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with a aqua boarding behind. Double panel radiator, recessed ceiling, spotlights and an obscure uPVC double glazed window to the rear elevation.



**EXTERNALLY:**

The front aspect is greeted with a low-level wrought iron personal gate, opening onto a concrete pathway, leading to the front entrance door. The frontage is predominantly gravelled and partially paved. There is access to the gas/electricity meter boxes. There is a low-level walled front boundary and fenced side boundaries. The well-maintained low-maintenance rear garden is predominantly paved with partial gravelled borders. There is a raised seating area, directly accessed from the sliding door in the lounge/diner. An external security light, fully fenced side and rear boundaries. A right sided timber gate opens onto a shared passageway, which gives access to the front of the property and to the rear. Leading down to a communal car park, accessed from Boundary court.

OFF-STREET PARKING:

Off-street parking is available via Boundary Court. Available on a first come, first served basis.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a recently serviced 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: 653 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**Tenure: Freehold.**

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'E' (51)

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. Please note this rating was generated prior to any improvement works carried out by the current owner.

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.

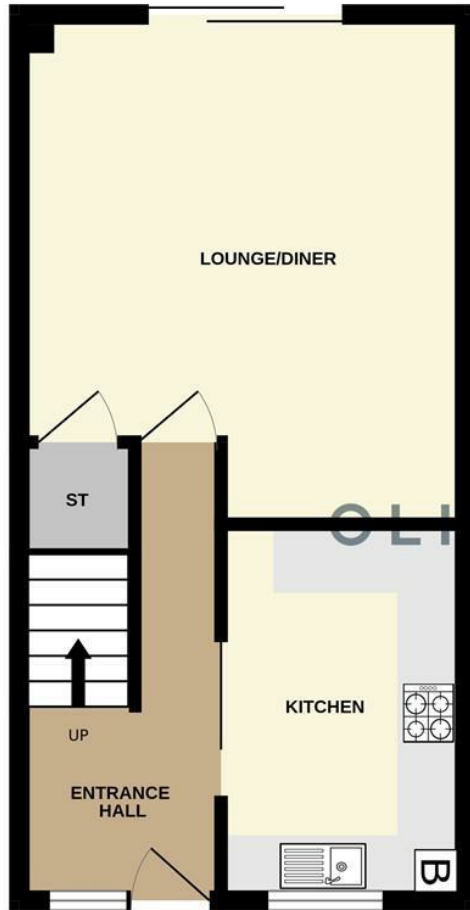
Draft Details-Awaiting Approval:

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.

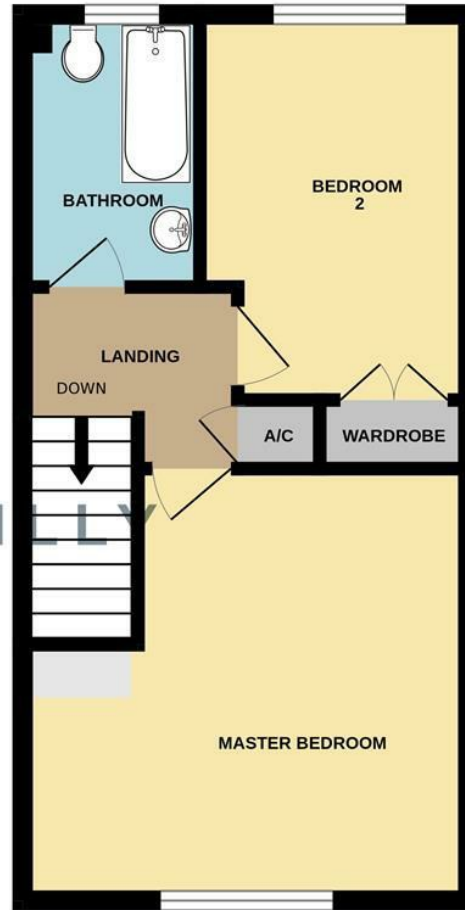




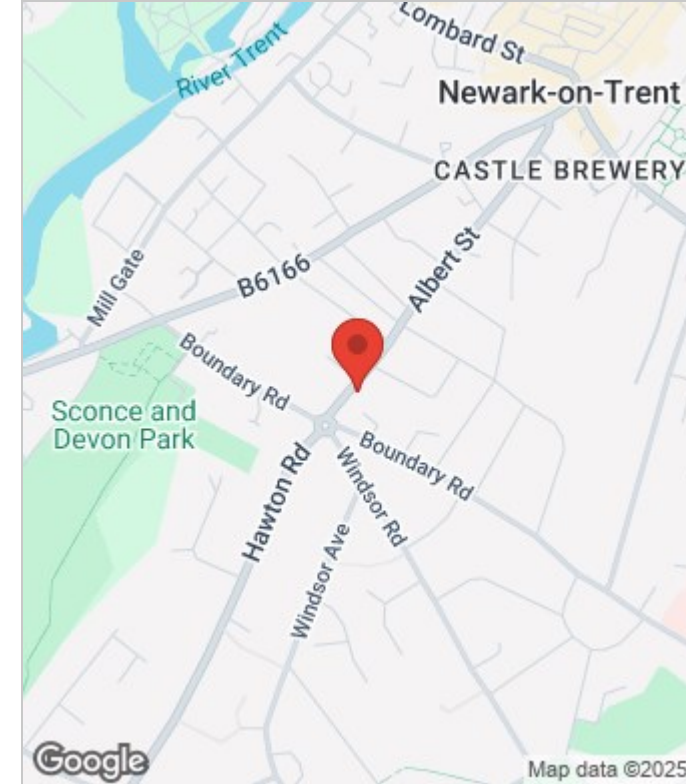
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	