



WASSY STREET

Cross Street, Newark

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OLIVER REILLY







# Cross Street, Newark

Guide Price £140,000

- DELIGHTFUL END TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- COSY LOUNGE & GROUND FLOOR BATHROOM
- USEFUL DETACHED BRICK OUTBUILDING
- uPVC Double Glazing, Gas Central Heating
- THREE BEDROOMS
- LOVELY MODERN DINING KITCHEN
- LOW-MAINTENANCE REAR COURTYARD
- ON-STREET PARKING AVAILABLE
- NO CHAIN! Tenure: Freehold. EPC 'D'

## MORE THAN MEETS THE EYE...!

This cracking end terrace home is SIMPLY LOVELY...!

Having been beautifully maintained and enhanced by the current owner, the property creates an instantaneously warm and welcoming vibe, from the moment you step inside.

In addition to the beautiful decor the property is conveniently positioned within comfortable walking distance to Newark Town Centre, a host of excellent amenities and transport links, including a DIRECT LINK TO LONDON KINGS CROSS STATION, via Newark North Gate.

This BRIGHT AND BEAUTIFUL internal layout comprises: A delightful lounge, inner hall, spacious and CONTEMPORARY DINING KITCHEN, rear lobby and a ground floor bathroom.

The first floor hosts TWO DOUBLE BEDROOMS! Both with fitted wardrobes. The second floor provides a sizeable third attic bedroom.

Externally, the property showcases a low-maintenance rear courtyard, with access to a useful, large brick outbuilding. On-street parking is available, on a first come, first served basis.

Further benefits of this charming contemporary home include uPVC double glazing, gas fired central heating, via a combination boiler installed in 2018 and second-skin installation/ damp proof course to the gable end in 2020.

This really is a PERFECT FIRST HOME! Step inside and see for yourself! Marketed with \*\* NO ONWARD CHAIN!\*\*.



### LOUNGE: 11'7 x 10'10 (3.53m x 3.30m)

A lovely and well-proportioned reception room. Accessed via a hardwood obscure paned front entrance door. With complementary wood-effect laminate flooring and a raised tiled hearth. Inset fireplace with provision for a freestanding fire. Fitted storage cupboard housing, the electrical RCD, consumer unit, gas and electricity meters. Ceiling light fitting, coving, double panel radiator, TV/ telephone connectivity points and a uPVC double glazed window to the front elevation.

### INNER HALL: 2'9 x 2'8 (0.84m x 0.81m)

With continuation of the wood-effect laminate flooring, carpeted stairs rise to the first floor. Access into the dining kitchen.

### CONTEMPORARY DINING KITCHEN: 11'9 x 11'8 (3.58m x 3.56m)

With continuation of the wood-effect laminate flooring. The eye-catching modern kitchen houses a range of complementary wall and base units with laminate wood-effect roll-top work surfaces over, up-stands and partial grey wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over and extractor hood above. Wall inset 'IDEAL' gas combination boiler. Under counter plumbing/provision for a washing machine. Fitted breakfast bar, offering sufficient dining space. Fitted slim-line storage cupboard with shelving. Ceiling light fitting, double panel radiator and an open archway through to a useful under-stairs storage space with ceiling light fitting and provision for a freestanding fridge freezer. The kitchen has a uPVC double glazed window to the rear elevation and two obscure glass block windows to the side elevation. Access into the rear hall.

### REAR LOBBY: 3'6 x 3'4 (1.07m x 1.02m)

With tiled flooring, a ceiling light fitting and double panel radiator. External access via an obscure hardwood side door, out to the enclosed rear courtyard. Access into the ground floor bathroom.

### GROUND FLOOR BATHROOM: 6'7 x 5'5 (2.01m x 1.65m)

Of modern design. Providing ceramic tiled flooring. A panelled bath with chrome mixer tap, overhead showering facility and provision for a shower curtain. Low-level W.C with push-button flush. Pedestal wash hand basin with chrome taps. Floor to ceiling white wall tiling, double panel radiator, ceiling light fitting, obscure uPVC double glazed window to the side and rear elevation.

### FIRST FLOOR LANDING: 6'8 x 4'0 (2.03m x 1.22m)

With carpeted flooring, a ceiling light fitting, carpeted stairs rise to the second floor. The landing gives access into both DOUBLE bedrooms. Max measurements provided.

### MASTER BEDROOM: 11'5 x 10'9 (3.48m x 3.28m)

A complementary DOUBLE bedroom, located at the front of the house, providing carpeted flooring, a ceiling light fitting, double panel radiator, useful over-stairs storage cupboard with clothes hanger facilities. uPVC double glazed window to the front elevation.







**BEDROOM TWO:** 12'3 x 9'7 (3.73m x 2.92m)  
A further DOUBLE double bedroom, located at the rear of the house, providing carpeted flooring, a large double panel radiator, recessed ceiling spotlights, over-stairs storage cupboard with clothes hanging facilities. uPVC double glazed window to the rear elevation. Max measurements provided.

**ATTIC BEDROOM THREE:** 13'7 x 10'10 (4.14m x 3.30m)  
An excellent sized space. Providing carpeted flooring, a double panel radiator, wall light fitting and a uPVC double glazed window to the side elevation. Max measurements provided.

**BRICK OUTBUILDING:** 10'7 x 5'1 (3.23m x 1.55m)  
Of brick construction, with a sloped roof. Accessed via a wooden external door, with obscure window to the front elevation. Providing excellent external storage space.

**EXTERNALLY:**  
The fully enclosed, low-maintenance rear courtyard is fully concreted with provisional space for a secluded seating area. Access to the rear external door. Providing fully fenced side and rear boundaries. A secure wooden rear garden opens onto a shared pathway, which in-turn gives access to the brick outbuilding. PLEASE NOTE: There is NO SHARED ACCESS across the property's rear garden.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler installed in 2018. damp course works/ additional installation to the gable end in 2020 and uPVC double glazing throughout. This excludes the front and rear external doors. 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: 765 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Freehold.**  
Tenure: . Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (63)**  
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 central 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 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, 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.





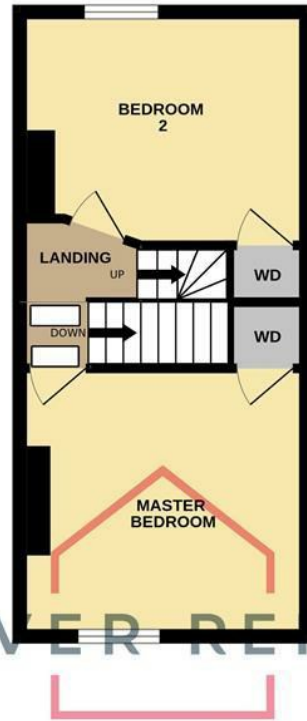




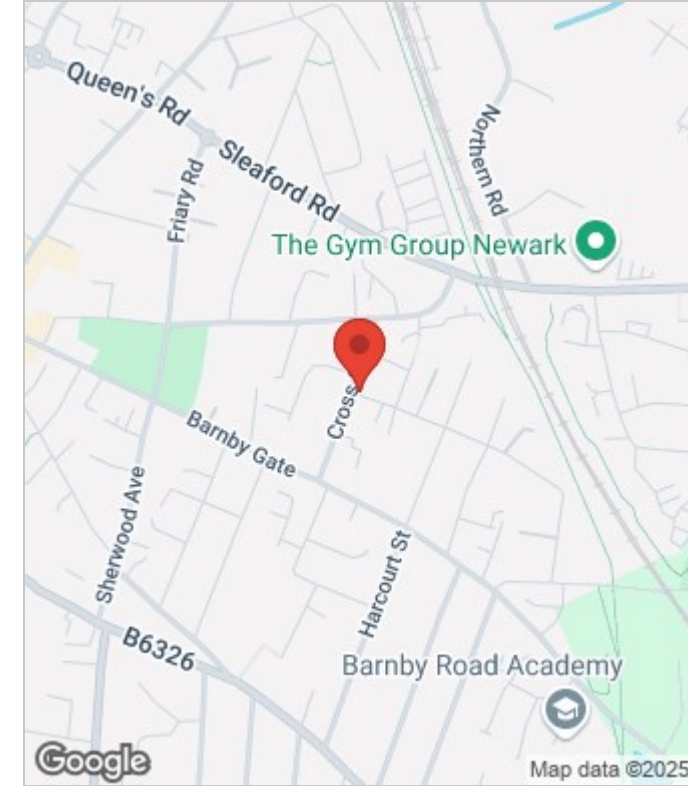
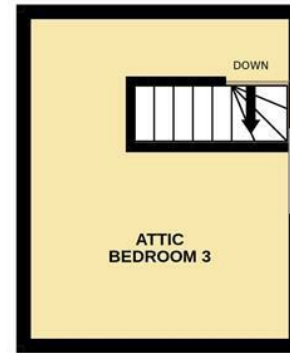
GROUND FLOOR



1ST FLOOR



2ND 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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	