



Newton Street, Newark

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OLIVER REILLY



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- SUPERB TERRACE HOME
- DESIRABLE CENTRAL LOCATION
- STYLISH MODERN KITCHEN & BATHROOM
- LOW-MAINTENANCE ENCLOSED GARDEN
- CLOSE TO AMENITIES & POPULAR SCHOOLS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- USEFUL CELLAR STORE ROOM
- EXCELLENT INTERNAL CONDITION
- NO CHAIN! Tenure: Freehold. EPC 'D'

HOME SWEET HOME..!

Settle down inside this beautiful terrace home! Conveniently situated in prime school catchment for the highly desirable Barnby Road Academy. Whilst remaining within comfortable walking distance to Newark Town Centre. Close to an array of amenities and excellent transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

This SUPERBLY PRESENTED and DECEPTIVELY SPACIOUS home provides the perfect blend of originality and contemporary charm, spanning in EXCESS of 1,00 square/ft of accommodation, comprising: Sizeable bay-fronted lounge, an equally generous dining room OPEN-PLAN through to an eye-catching modern kitchen and equally tasteful bathroom.

The first floor provides THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property is further enhanced by a lovely, low-maintenance and fully enclosed rear garden with attached external store. Perfect for relaxing and entertaining!

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

Showcasing CONVENIENCE ON YOUR DOORSTEP and a WARM & COSY feeling from the outset. Put this picture-perfect terrace at the top of your list..! Marketed with **NO ONWARD CHAIN..!**.!



Asking Price: £190,000



BAY-FRONTED LOUNGE:

14'1 x 12'6 (4.29m x 3.81m)

Accessed via a uPVC double glazed front door. A well-proportioned reception room providing carpeted flooring, a ceiling light fitting, TV/telephone connectivity point double panel radiator and a walk-in bay with uPVC double glazed windows to the front elevation. Access into the separate dining room. Max measurements provided into bay-window.

DINING ROOM:

14'4 x 12'6 (4.37m x 3.81m)

A spacious reception room, providing wood-effect vinyl flooring, a double panel radiator, ceiling light fitting, smoke alarm, access down to the cellar, carpeted stairs rising to the first floor and a uPVC double glazed window to the rear elevation. Open-access through to the contemporary kitchen. Max measurements provided.

CONTEMPORARY KITCHEN:

13'3 x 6'5 (4.04m x 1.96m)

Of eye-catching modern design. Providing continuation of the wood-effect vinyl flooring. The stylish contemporary kitchen provides a vast range of fitted stone high-gloss wall, drawer and base units with laminate wood-effect roll-top work surfaces over, partial wall tiled splash backs and under-counter wall unit lighting. Inset 1.5 bowl double stainless steel sink with chrome mixer tap and drainer. Integrated dishwasher, electric oven with flour ring induction hob over and concealed extractor hood above. Under counter plumbing/provision for a washing machine and freestanding fridge freezer. Recessed ceiling spotlights, stylish vertical radiator, loft hatch access point, uPVC double glazed window to the side elevation. A paneled hardwood side door gives access to the enclosed garden. Internal access into the ground floor W. C.

GROUND FLOOR BATHROOM:

6'9 x 6'7 (2.06m x 2.01m)

Of attractive modern design. Providing vinyl flooring. A panelled bath with chrome mixer tap, mains shower facility with rainfall effect shower head, a wall mounted clear glass shower screen and complementary ceramic wall tiling. Low-level W.C with levered flush, a white ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit with medium height wall tiling behind. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING:

7'3 x 2'7 (2.21m x 0.79m)

With carpeted stairs, a ceiling light fitting, smoke alarm and access into all three bedroom, via complementary Victorian internal doors.

MASTER BEDROOM:

11'7 x 11'4 (3.53m x 3.45m)

A generous DOUBLE bedroom located at the rear of the house, providing grey carpeted flooring, a ceiling light fitting, a low-level double panel radiator, fitted wardrobe housing the modern 'IDEAL' gas combination boiler. Additional over-stairs storage cupboard, uPVC double glazed window to the rear elevation.

BEDROOM TWO:

11'3 x 10'10 (3.43m x 3.30m)

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



BEDROOM THREE: 11'3 x 5'5 (3.43m x 1.65m)
A well-portioned bedroom providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the rear elevation.

CELLAR STORE ROOM: 12'4 x 11'3 (3.76m x 3.43m)
Providing power, lighting and excellent storage space with scope to be utilised into additional living accommodation. Access to the electrical RCD consumer unit, electricity/gas meters. Window to the front elevation. Max measurements provided.

EXTERNAL STORE: 8'1 x 5'0 (2.46m x 1.52m)
Of timber construction. Providing sufficient external storage and two obscure windows to the rear elevation.

EXTERNALLY:
The front aspect is greeted via a wrought iron personal access gate. The front garden is predominantly concreted with gravelled border. There is a low-level walled front boundary and a hedged side boundary. A shared concrete pathway leads down to a wooden gate opening into the fully enclosed private rear garden, which is of general low-maintenance with an artificial lawn and gravelled seating area. Creating the perfect space to relax and enjoy! There is access into an attached external store. Fully fenced side and rear boundaries PLEASE NOTE: There is no shared access over the properties boundary.

Approximate Size: 1,022 Square Ft.
Measurements are approximate and for guidance only.

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.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

Tenure: Freehold.
Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'D' (61)
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, 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

