



Woodstock Close, Newark

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 OLIVER REILLY



Woodstock Close, Newark

- SEMI-DETACHED HOUSE
- CLOSE PROXIMITY TO TOWN & AMENITIES
- SPACIOUS DINING KITCHEN
- OFF-STREET PARKING AVAILABLE TO REAR
- SCOPE TO MODERNISE & ADD VALUE
- THREE BEDROOMS
- GENEROUS LIVING ROOM & CONSERVATORY
- LOW-MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME HOME OR INVESTMENT
- NO CHAIN! Tenure: Freehold. EPC 'C' (71)

INJECT YOUR OWN PERSONALITY...!

This well-proportioned semi-detached home enjoys a secluded position whilst remaining conveniently situated close to Newark Town Centre, a range of excellent amenities and transport links. Including ease of access onto the A1 and A46.

Providing the perfect opportunity for you to MAKE YOUR MARK and bring back to life!

The property boasts a deceptively spacious level of accommodation, comprises: Generous living room, OPEN-PLAN dining kitchen with a range of integrated appliances and fitted breakfast bar and a conservatory. The first floor hosts THREE BEDROOMS and a three-piece bathroom.

Externally, the property provides a low-maintenance rear garden with OFF-STREET PARKING AVAILABLE to the rear aspect. Subject to the removal of a fence panel!

Further benefits include majority uPVC double glazing and gas fired central heating, via a modern combination boiler.

Take this GREAT OPPORTUNITY with both hands and turn this house into your perfect home! Marketed with ****NO ONWARD CHAIN!****.



Offers in excess of £140,000



GENEROUS LIVING ROOM:

14'6 x 11'5 (4.42m x 3.48m)

Accessed via an obscure panelled uPVC double glazed front door. The sizeable reception room provides carpeted flooring, a double panel radiator, ceiling light fitting, coving, TV connectivity point and a central feature fireplace, housing an inset gas fire with a raised quartz hearth and decorative oak surround. feature bay with uPVC double glazed windows to the front elevation. an internal door gives to the inner hall, separate under-stairs storage cupboard. The living room has an internal door, opening into the dining kitchen.

DINING KITCHEN:

17'6 x 8'8 (5.33m x 2.64m)

Providing tiled flooring. The extensive fitted kitchen has a range of wall and base units with patterned laminate roll-top work surfaces over and black wall tiled splash backs. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated 'CANDY' electric oven with four ring gas hob over and stainless steel extractor hood above. Integrated dishwasher and under counter fridge. Under counter plumbing/provision for washing machine. Fitted breakfast bar, sufficient space for a dining table and chairs. Double panel radiator, two ceiling light fittings, uPVC double glazed window to the rear elevation and a hardwood single glazed window to the rear elevation. An obscure hardwood external door leads into the conservatory.

CONSERVATORY:

11'10 x 7'2 (3.61m x 2.18m)

Of part brick and uPVC construction with a sloped poly-carbonate roof. Tile-effect flooring, large double panel radiator, wall light fitting, double power socket, two uPVC double glazed windows to the rear elevation. uPVC double glazed window to the side elevation. An obscure uPVC double glazed side external door leads out to the garden.

INNER HALL:

3'1 x 2'9 (0.94m x 0.84m)

With carpeted flooring and stairs with oak handrail, rising to the first floor. Access to the electrical RCD consumer unit. Ceiling light fitting and smoke alarm,.

FIRST FLOOR LANDING:

7'8 x 6'2 (2.34m x 1.88m)

Providing carpeted flooring, a double panel radiator, ceiling light fitting, smoke alarm, loft hatch access point, fitted airing cupboard housing the gas combination boiler. The landing gives access into the bathroom in all three bedrooms.

MASTER BEDROOM:

11'3 x 10'7 (3.43m x 3.23m)

A well-proportioned DOUBLE bedroom, providing carpeted flooring, a double panel radiator, ceiling fan with light fitting and a uPVC double glazed window to the rear elevation. Max measurements provided.

BEDROOM TWO:

11'3 x 9'9 (3.43m x 2.97m)

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

BEDROOM THREE:

A well-appointed single bedroom, providing carpeted flooring, a double panel radiator, ceiling light fitting, fitted shelving and a uPVC double glazed window to the front elevation.



6'2 x 5'6 (1.88m x 1.68m)

FAMILY BATHROOM:

With tiled flooring, a p-shaped panelled bath with chrome mixer tap, electric shower facility and curved clear-glass shower screen. Floor to ceiling ceramic wall tiling, pedestal wash hand basin with chrome mixer tap. Low-level W.C with push-button flush, chrome heated towel rail. Ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The front aspect provides a low-level wrought-iron gated entrance, with picket fenced front boundary and further fenced side boundaries. The front garden is predominantly gravelled with a paved pathway leading to the front entrance door with concealed gas and electricity meters and storm canopy above with sloped tiled roof. A right sided gate opens onto a paved pathway, down to the low-maintenance garden, with extensive paving, a dwarf wall, external light and fenced boundaries.

OFF-STREET PARKING:

A parking space is available to the rear of the house. Subject to the removal of a fence panel, erected by the previous occupants.

Approximate Size: 799 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. This excludes one of the windows in the dining kitchen.

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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (71)

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 on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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.

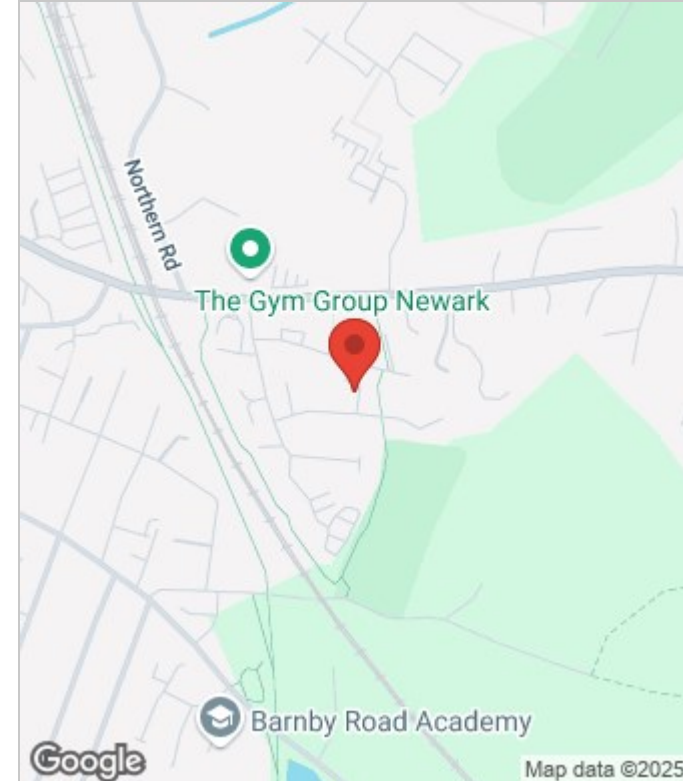




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 