



Charles Street, Newark

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 OLIVER REILLY



Charles Street, Newark

- LOVELY TERRACE HOME
- POPULAR STREET & CENTRAL LOCATION
- CONTEMPORARY FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION THROUGHOUT
- TWO BEDROOMS & USEFUL ATTIC SPACE
- LOUNGE & STYLISH DINING KITCHEN
- USEFUL CELLAR STORE ROOMS
- WALKING DISTANCE TO TOWN CENTRE
- A MUST IVEW! Tenure: Freehold. EPC 'tbc'

WHAT A FIND..!

This superbly presented terrace home is situated on a highly sought-after, central and convenient tree-lined street, within the fashionable London Road vicinity, within comfortable walking distance to the Town Centre, as vast array of amenities and transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

FEAST YOUR EYES on the magnificent modern design. Showcasing a perfect chance for you to STEP INSIDE and immediately appreciate from the outset!

The BRIGHT & BEAUTIFUL internal layout comprises: Lovely lounge with an exposed feature fireplace, a SPACIOUS AND STYLISH modern dining kitchen with breakfast bar. The first floor hosts TWO WELL-PROPORTIONED BEDROOMS both with fitted wardrobes and a LAVISH THREE-PIECE BATHROOM. A pull-down ladder gives access up to a LARGE ATTIC SPACE. There are two useful cellar store rooms. Ensuring excellent storage space and great scope be adapt further.

Externally, the property is further enhanced by a GORGEOUS LANDSCAPED LOW-MAINTENANCE GARDEN, with a large paved entertainment area. Ensuring maximum tranquility and relaxation...Especially in the coming summer months!

Additional benefits of this EXCEPTIONALLY WELL-PRESENTED home include uPVC double glazing throughout and gas fitted central heating, via a modern combination boiler. Installed in 2021.

Prepare to FALL IN LOVE with the exquisite design, adaptable layout and superb central position. You won't leave disappointed!

Guide Price £155,000



LOUNGE: 11'10 x 11'3 (3.61m x 3.43m)

Accessed via an obscure panelled uPVC double glazed front door. The well-proportioned reception room provides wood-effect laminate flooring, a central ceiling light fitting, double panel radiator wall mounted central heating thermostat, TV/Internet/telephone connectivity points and an eye-catching central feature fireplace with a complementary cast-iron fire, a raised hearth and decorative wooden surround. uPVC double glazed window to the front elevation. Access into the open-plan dining kitchen.

STYLISH DINING KITCHEN: 11'10 x 11'3 (3.61m x 3.43m)

A superb contemporary space. The modern kitchen provides wood-effect vinyl flooring. The kitchen provides a range of complementary fitted white high-gloss base units with flat edge work surfaces over and bevelled wall tiled splash-back's. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring induction hob over, stainless steel splash-back and stainless steel extractor hood above. Access to the modern gas fired combination boiler. Under-counter plumbing/provision for a washing machine and fridge. Fitted breakfast bar. Single panel radiator, ceiling light fitting, coving, and a uPVC double glazed window to the rear elevation. An obscure panelled uPVC double glazed external door leads out to the garden. Internal doors open with carpeted stairs down to the cellar and also rising to the first floor.

FIRST FLOOR LANDING: 6'0 x 4'3 (1.83m x 1.30m)

With carpeted flooring, ceiling light fitting over the staircase and a loft hatch access point, with pull-down ladder. Access into the modern bathroom and both bedrooms.

MASTER BEDROOM: 11'10 x 11'4 (3.61m x 3.45m)

A generous DOUBLE bedroom, located at the front of the house providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator, fitted wardrobe and a uPVC double glazed window to the front elevation.

BEDROOM TWO: 11'3 x 7'4 (3.43m x 2.24m)

With carpeted flooring, a ceiling light fitting, single panel radiator, fitted wardrobe and a uPVC double glazed window to the rear elevation. Max measurements provided.

MODERN FIRST FLOOR BATHROOM: 7'10 x 4'3 (2.39m x 1.30m)

Of attractive contemporary design. Providing wood-effect tiled flooring. A panelled bath with chrome mixer tap and handheld shower facility. Wall mounted bi-fold shower screen. Floor to ceiling ceramic wall tiling. A low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and provision for an illuminated vanity mirror above. Stylish anthracite grey vertical radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.





LARGE ATTIC SPACE: 172 x 11'6 (5.23m x 3.51m)
 A generous space with carpeted flooring, recessed ceiling spotlights, smoke alarm, two double glazed Velux windows to the rear roof elevation. Two fitted eaves storage cupboards. One of which houses an additional electrical RCD consumer unit. Max measurements provided.

CELLAR STORE ROOM 1: 121 x 4'3 (3.68m x 1.30m)
 Providing excellent storage space with power and lighting. Open access into the additional store room.

CELLAR STORE ROOM 2: 121 x 4'3 (3.68m x 1.30m)
 Providing further storage. Access to the gas, electric meter and electrical RCD consumer unit. Obscure uPVC double glazed window to the front elevation.

EXTERNALLY:
 The front aspect provides a low maintenance forecourt with low-level walls front boundary and access to the entrance door. A hared passageway leads down to The beautifully landscaped and well-appointed rear garden. Accessed via a picket fenced frontage and low-level gate. The beautiful low-maintenance garden is extensively gravelled with complementary raised plant beds, leading down to a lovely and secluded paved outdoor seating/entertainment area. There's is an outside tap, provision for a garden storage shed, holly hedged left side boundary, fenced right side boundary and a walled rear boundary. PLEASE NOTE: There is shared access across the properties boundary, from one neighbouring home.

Approximate Size: 936 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 via a modern combination boiler, installed in 2021 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.

Tenure: Freehold.
 Sold with vacant possession on completion.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'bbc'- On Order
 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.

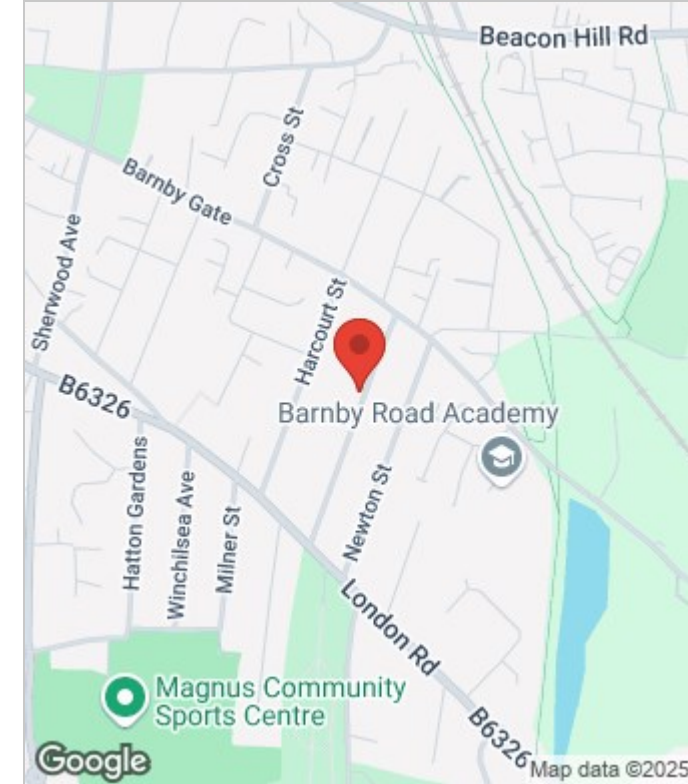
Viewing Arrangements:
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	