



Bede House Court, Newark

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OLIVER REILLY



Bede House Court, Newark

- CONTEMPORARY COACH HOUSE
- PERFECT CENTRAL LOCATION
- STYLISH MODERN KITCHEN
- IDEAL INVESTMENT OR BOLT-HOLE
- EXCELLENT INTERNAL CONDITION
- TWO BEDROOMS
- OPEN-PLAN LOUNGE/DINER
- CLOSE TO AMENITIES & BOTH TRAIN STATIONS
- uPVC Double Glazing & Gas Central Heating
- Tenure: Freehold. EPC 'D'

LIVE THE TOWN CENTRE LIFESTYLE...!

This unique contemporary coach house is perfectly positioned for TOWN CENTRE LIVING. Occupying a lovely location, close to all the popular local amenities and transport links. Including walking distance to both train stations, with a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

This superbly presented home lends itself as an ideal first time, investment or lock up and leave. Boasting a bright, airy and low-maintenance design that's READY AND WAITING FOR YOUR APPRECIATION!

The deceptively spacious internal layout comprises of an entrance hall to the ground floor, with extensive storage facilities and access up to first floor. Hosting a LARGE DUAL-ASPECT LOUNGE/DINER open-plan through to a stylish modern kitchen, inner hallway, TWO BEDROOMS and a contemporary bathroom.

Off-street parking is available on a first come, first served basis. Although no off-street parking is allocated to the property, the vendors have informed us that an immediate space could be available to lease for a nominal fee. For further details, please speak to the selling agent.

Further benefits of this excellent Town Centre home include uPVC double glazing and gas fired central heating, via a combination boiler, serviced annually.

This primely position and impeccably presented home MUST BE VIEWED...In order to be fully appreciated!



Asking Price: Offers in the



ENTRANCE HALL: 8'10 x 6'3 (2.69m x 1.91m)

With access to the concealed electrical RCD consumer unit, gas/ electricity meters. Providing extensive under-stairs storage space. Stairs rise to the first floor.

OPEN-PLAN LOUNGE/DINER: 16'7 x 11'8 (5.05m x 3.56m)

A generous DUAL-ASPECT multi-purpose reception room, with gas fire and open-access through to the kitchen. Max measurements provided.

CONTEMPORARY KITCHEN: 10'2 x 8'8 (3.10m x 2.64m)

INNER HALL: 6'8 x 5'1 (2.03m x 1.55m)

With two fitted storage cupboards. One of which houses the 'VIESSMANN' gas fired combination boiler. Access into the bathroom and both bedrooms.

MASTER BEDROOM: 12'3 x 10'1 (3.73m x 3.07m)

Max measurements provided.

BEDROOM TWO: 10'2 x 6'2 (3.10m x 1.88m)

BATHROOM: 6'8 x 6'2 (2.03m x 1.88m)

Off-Street Parking Opportunity:

On street parking is available on a first come, first served basis. There is no allocated parking space associated with the property. However, the vendors rent a parking space adjacent to the coach house. This space is likely to remain available for a nominal rental fee. For further information, please speak to the agent.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'VIESSMANN' boiler, serviced annually 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: 690 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold

Sold with vacant possession on completion.

The property does occupy leases for four garages, located below the living accommodation. These are not included in the sale of the property. The vendor receives a peppercorn rent of approximately £24.09 for two garages.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (57)

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 the Centre of the Town. 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:

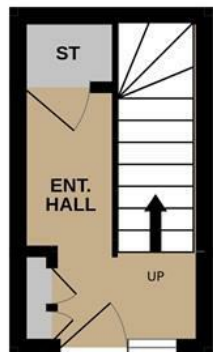
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

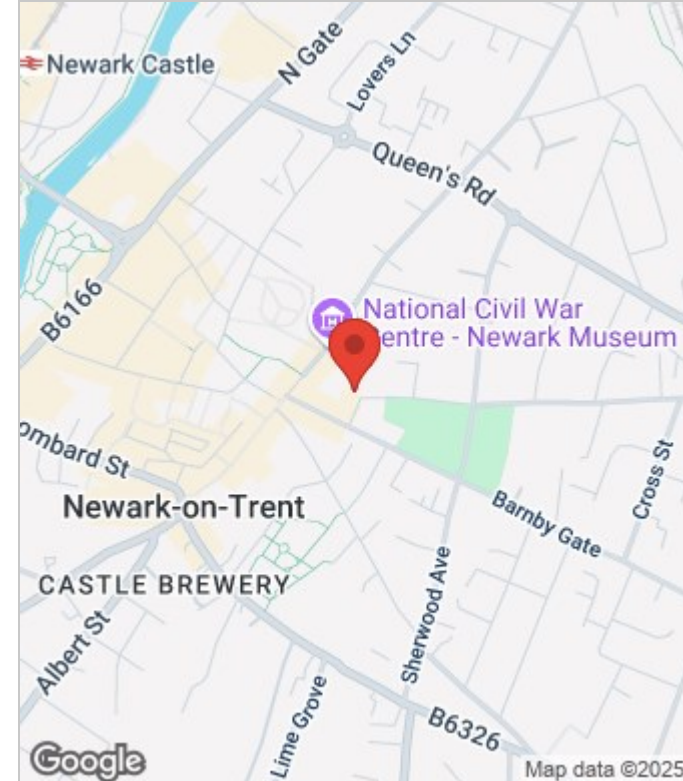
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |