



Carlton Road, Newark

3 1 1 2

OLIVER REILLY







# Carlton Road, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- SIZEABLE FITTED KITCHEN & FIRST FLOOR BATHROOM
- OFF-STREET PARKING FOR MULTIPLE VEHICLES
- SCOPE TO MODERNISE & MAKE YOUR OWN MARK!
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS DUAL-ASPECT LOUNGE/DINER
- GENEROUS WELL-MAINTAINED GARDEN
- GAS CENTRALL HEATING & TRIPLE GLAZING
- Tenure: Freehold EPC 'C' (69)

## A HOME TO MAKE YOUR OWN..!

This spacious semi-detached home is conveniently situated close an array of excellent local amenities and transport links. Showcasing GREAT POTENTIAL both inside and out!

This well-maintained home is a real BLANK CANVAS, ready and waiting for you to cosmetically inject your own personalty.

The well-proportioned internal layout comprises: Entrance hall, a GENEROUS DUAL-ASPECT lounge/diner and a sizeable fitted kitchen.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS and a three-piece bathroom.

Externally, the property stands on an superbly sized plot. The front aspect promotes OFF-STREET PARKING via a gated MULTI-CAR DRIVEWAY. Ensuring ample parking opportunities. The well-appointed, beautifully maintained rear garden promises great scope for an extension. Subject to planning approvals.

Further additions include majority uPVC TRIPLE GLAZING and gas fired central heating.

TAKE YOUR CHANCE... This is a great chance to acquire a home full of options and opportunities!

£170,000 - £170,000



<b>ENTRANCE HALL:</b> Max measurements provided.	7'1 x 6'10 (2.16m x 2.08m)
<b>DUAL-ASPECT LOUNGE/DINER:</b> Max measurements provided.	19'10 x 11'6 (6.05m x 3.51m)
<b>SIZEABLE FITTED KITCHEN:</b>	12'5 x 9'2 (3.78m x 2.79m)
<b>FIRST FLOOR LANDING:</b>	12'6 x 2'8 (3.81m x 0.81m)
<b>MASTER BEDROOM:</b>	11'5 x 9'5 (3.48m x 2.87m)
<b>BEDROOM TWO:</b> Max measurements provided.	10'3 x 10'3 (3.12m x 3.12m)
<b>BEDROOM THREE:</b>	9'5 x 9'1 (2.87m x 2.77m)
<b>FAMILY BATHROOM:</b>	7'10 x 6'10 (2.39m x 2.08m)

## EXTERNALLY:

The property stands on an enviable plot. The front aspect provides dropped kerb vehicular access onto a double gated wrought-iron driveway. Ensuring AMPLE OFF-STREET PARKING. The front garden is laid to lawn with established bushes and gravelled borders. Access to the front entrance door. There are fenced side and front boundaries. A left sided timber gate opens into the well-appointed rear garden. Predominantly laid to lawn, with partially planted borders. A concrete seating area. Eye-catching wildlife pond with rockery and established bushes/ shrubs behind. There is provision for a garden shed, external lighting, fully fenced side and rear boundaries.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, cavity wall insulation, majority uPVC TRIPLE glazing throughout. The remainder of the windows are uPVC double glazed. 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: 806 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C' (69)**

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 popular 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 marketplace 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.



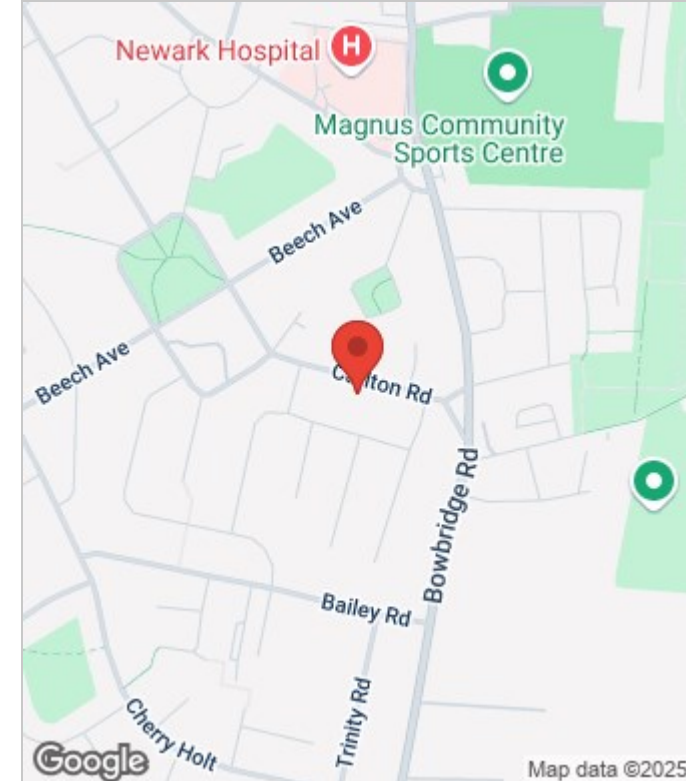
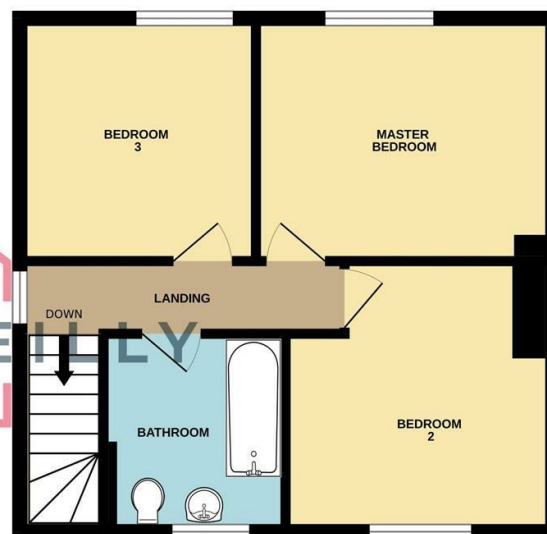






GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

