



Pierson Street, Newark

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 OLIVER REILLY







# Pierson Street, Newark

- SPACIOUS MID-TERRACE HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- COPIOUS FOUR-PIECE BATHROOM
- EXTERNAL UTILITY & W.C
- EXCELLENT INTERNAL CONDITION
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- LOUNGE & SPACIOUS DINING KITCHEN
- LOVELY LANDSCAPED REAR GARDEN
- GENEROUS MULTI-CAR DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

## QUALITY IN ABUNDANCE!... A SUPERB FAMILY-SIZED HOME..!

Here we have an excellent contemporary mid-terrace home. Situated within close proximity to Newark Town Centre, close to a wide array of amenities and popular transport links.

This wonderful modern home shares a BRIGHT & AIRY internal layout, presented to a magnificent standard throughout.

The copious accommodation comprises: Inviting entrance hall, lounge and a FABULOUS OPEN-PLAN DINING KITCHEN.

The first floor hosts a LARGE FOUR-PIECE BATHROOM and THREE GENEROUS BEDROOMS. All with fitted wardrobes/ storage facilities.

Externally, the property occupies an enviable plot. The front aspect is greeted via a MULTI-CAR DRIVEWAY. Ensuring side-by-side parking. The well-appointed front garden could also be utilised into further parking options, if required.

The BEAUTIFULLY LANDSCAPED REAR GARDEN is a magnificent external escape, with a lovely raised seating area, access into an external W.C and utility room, with power and lighting.

Further benefits of this attractive modern-day home include uPVC double glazing, a functional alarm system and gas fired central heating.

MAKE YOUR MOVE...! A sympathetic STUNNER like this will not be around for long! Early viewings are ESSENTIAL..!



Guide Price £180,000



**ENTRANCE HALL:** 10'3 x 6'8 (3.12m x 2.03m)

**LOUNGE:** 13'10 x 10'2 (4.22m x 3.10m)

**SPACIOUS DINING KITCHEN:** 20'10 x 10'6 (6.35m x 3.20m)  
With integrated electric oven, five ring gas hob with extractor hood above, under-counter fridge, freezer and wine fridge.

**FIRST FLOOR LANDING:** 13'6 x 3'7 (4.11m x 1.09m)  
Max measurements provided.

**MASTER BEDROOM:** 14'3 x 10'6 (4.34m x 3.20m)  
A lovely DOUBLE bedroom. Providing extensive fitted wardrobes. Max measurements provided.

**BEDROOM TWO:** 11'2 x 9'6 (3.40m x 2.90m)  
A further DOUBLE bedroom with fitted wardrobes and airing cupboard. Max measurements provided.

**BEDROOM THREE:** 10'9 x 10'6 (3.28m x 3.20m)  
A well-appointed DOUBLE bedroom with fitted over-stairs storage cupboard. Max measurements provided. Width reduces to 7'6 ft. (2.29m).

**FOUR-PIECE FAMILY BATHROOM:** 15'4 x 7'2 (4.67m x 2.18m)  
Providing a four-piece suite and extensive fitted storage cupboards.

**EXTERNALLY:**  
The front aspect provides dropped kerb vehicular access onto a MULTI-CAR DRIVEWAY. The front garden is laid to lawn with gravelled borders. Creating great scope for further parking, if required. A concrete pathway leads to the front entrance door and continues to the left side aspect, down to a timber gate, opening into the well-appointed, beautifully maintained and landscaped rear garden. Predominantly laid to lawn, with complementary planted borders, a decked seating area, directly from the uPVC door in the dining kitchen. The bottom of the garden hosts a delightful raised seating/ entertainment area with pergola. There is provision for a garden shed and timber store. Access into the external W.C and utility. There are fully fenced side and rear boundaries.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system 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.

#### Approximate Size: 933 Square Ft.

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'D' (63)

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.



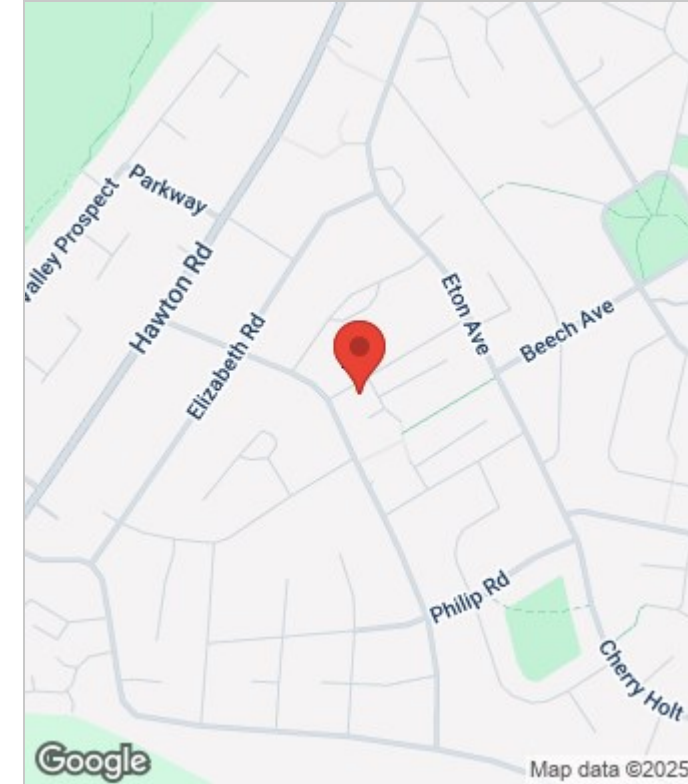
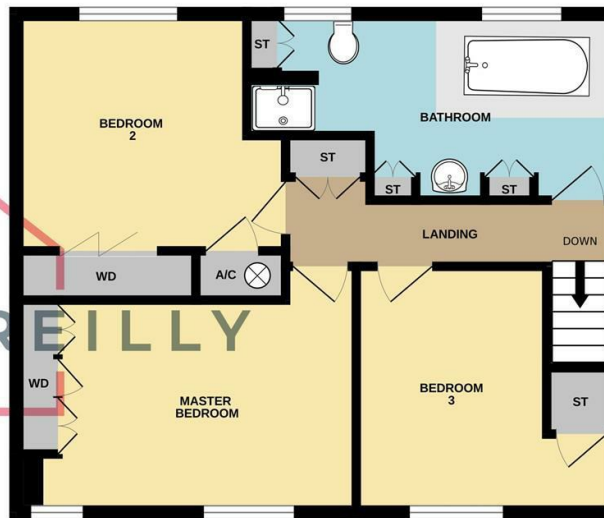
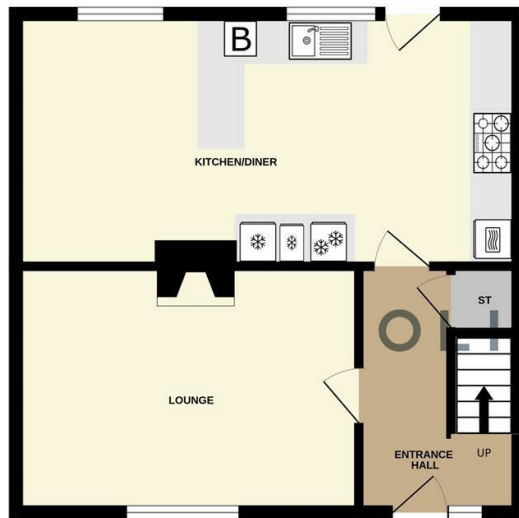






GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>63</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

