



Beech Avenue, Newark

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 OLIVER REILLY



Beech Avenue, Newark

- LOVELY SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- SUPERB CONTEMPORARY KITCHEN
- LARGE ENCLOSED REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- THREE BEDROOMS
- BAY-FRONTED LOUNGE & LARGE CONSERVATORY
- STYLISH MODERN GROUND FLOOR SHOWER ROOM
- AMPLE OFF-STREET PARKING
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £180,000-£190,000. ROOM FOR ALL THE FAMILY...!

Prepare to be IMPRESSED by this excellent semi-detached home. Standing proud on an enviable plot, whilst remaining situated within close proximity to Newark Town Centre. Close to a range of popular amenities and transport links. Promising a DECEPTIVELY SPACIOUS internal layout and STYLISH MODERN DESIGN, ready and waiting for your immediate appreciation.

The well-appointed internal accommodation comprises: Entrance hall, a large bay-fronted lounge, FABULOUS CONTEMPORARY KITCHEN. Hosting a range of integrated appliances, a LARGE CONSERVATORY and attractive ground floor shower room.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS.

Externally, the property is greeted with an EXTENSIVE MULTI-CAR DRIVEWAY. The generous, fully enclosed and private rear garden enjoys an unspoiled outlook behind.

Further benefits of this picture-perfect family home include uPVC double glazing throughout and gas fired central heating, STEP ONTO THE LADDER.. and don't look back! This wonderful well-maintained home offers everything you could want...AND MORE! Do not delay. Book your viewing TODAY!



Guide Price £180,000 - £190,000



ENTRANCE HALL:	5'9 x 4'1 (1.75m x 1.24m)
BAY-FRONTED LOUNGE:	13'8 x 11'10 (4.17m x 3.61m)
Max measurements provided into bay-window.	
STYLISH MODERN KITCHEN:	12'1 x 9'5 (3.68m x 2.87m)
LARGE CONSERVATORY:	12'9 x 11'5 (3.89m x 3.48m)
GROUND FLOOR SHOWER ROOM:	9'4 x 3'11 (2.84m x 1.19m)
FIRST FLOOR LANDING:	7'6 x 2'7 (2.29m x 0.79m)
MASTER BEDROOM:	13'7 x 11'10 (4.14m x 3.61m)
Max measurements provided.	
BEDROOM TWO:	9'9 x 9'6 (2.97m x 2.90m)
BEDROOM THREE:	9'5 x 6'8 (2.87m x 2.03m)

EXTERNALLY:
The property stands on an enviable plot. The front aspect is greeted with dropped kerb vehicular access onto an extensive MULTI-CAR DRIVEWAY. Ensuring ample off-street parking for a variety of vehicles. The front garden is laid to lawn and provides scope to extend the parking opportunities, if required. A concrete pathway leads to the front entrance door with external light. There are pivot hedged left side and front boundaries, a part hedged and fenced right side boundary. Secure timber double gates to the right sided aspect open into the WELL-APPOINTED and FULLY ENCLOSED private rear garden. Predominantly laid to lawn, with a variety of bushes/ shrubs. Hard-standing/ provision for a garden shed, an external light and a small paved patio. There are pivot hedged side and rear boundaries. Enjoying an unspoiled open-aspect behind.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 865 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: 'D' (59)

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:

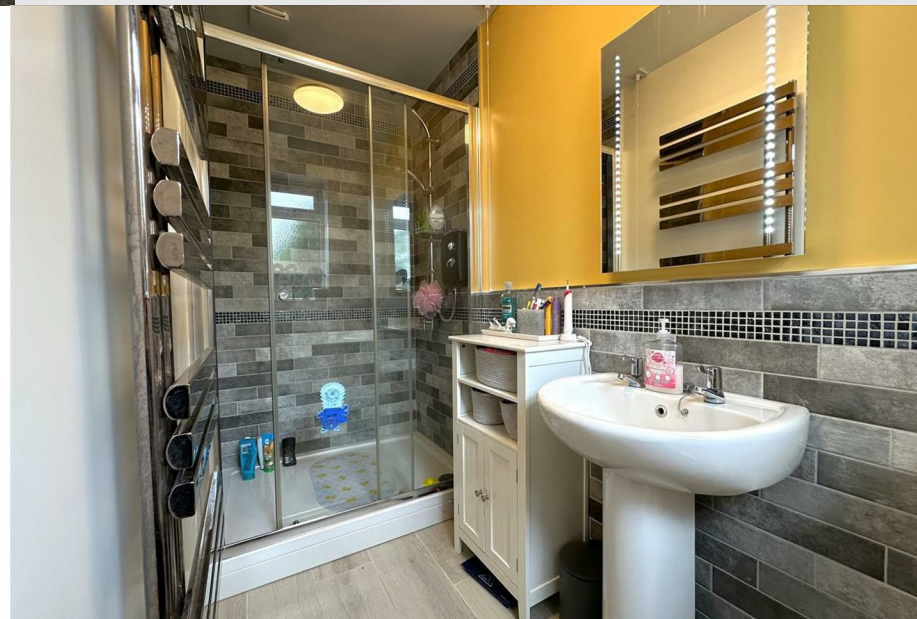
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

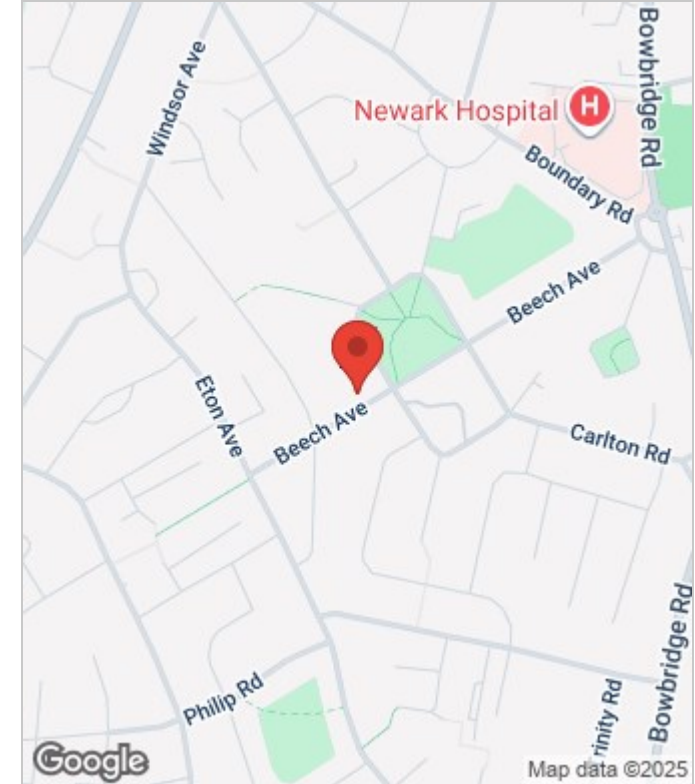




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

