



Harewood Avenue, Newark

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OLIVER REILLY 







# Harewood Avenue, Newark

- ATTRACTIVE SEMI-DETACHED HOME
- DELIGHTFUL & CENTRAL LOCATION
- GENEROUS BAY-FRONTED LIVING ROOM
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT PRESENTATION THROUGHOUT!
- THREE WELL-PROPORTIONED BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- MODERN GF BATHROOM & FIRST FLOOR SHOWER ROOM
- WELL-APPOINTED PRIVATE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £240,000 - £250,000. HOME SWEET HOME..!

This attractive bay-fronted period SEMI-DETACHED character home boasts CONVENIENCE AND CONTEMPORARY DESIGN. Situated within easy walking distance to Newark Town Centre, close to a wide array of amenities and excellent transport links.

This magnificent residence showcases a spacious yet adaptable layout. Presented to an extremely high standard. READY AND WAITING for your instant appreciation!

The extensive internal layout comprises: Inviting entrance hall, a GENEROUS BAY-FRONTED LIVING ROOM with a complementary feature fireplace with electric fire, a separate dining room OPEN-PLAN through to a STYLISH MODERN KITCHEN. Hosting a range of integrated appliances, with an oak internal bi-folding door leading into a useful utility and GROUND FLOOR BATHROOM.

The first floor landing hosts THREE BEDROOMS and a CONTEMPORARY SHOWER ROOM.

Externally, the property promotes a popular and convenient residential location. The front aspect is greeted via an EXTENSIVE MULTI-CAR DRIVEWAY. Leading down to a DETACHED GARAGE.

The well-appointed, established and fully enclosed rear garden is a perfect proportion and remains especially family-orientated!

Further benefits of this charming 'Vickers' built residence include uPVC double glazing throughout and gas fired central heating, via a recently installed combination boiler.

CREATE YOUR NEXT CHAPTER!!.. Inside this perfectly proportioned and beautifully enhanced home. Marketed with **\*\*NO ONWARD CHAIN!!\*\***.

Guide Price £240,000 - £250,000



ENTRANCE HALL:	5'9 x 5'7 (1.75m x 1.70m)
GENEROUS BAY-FRONTED LOUNGE: Max measurements provided into bay window.	16'4 x 12'10 (4.98m x 3.91m)
DINING ROOM:	13'3 x 10'7 (4.04m x 3.23m)
OPEN-PLAN KITCHEN:	14'2 x 5'4 (4.32m x 1.63m)
UTILITY/ GROUND FLOOR BATHROOM:	8'1 x 5'5 (2.46m x 1.65m)
FIRST FLOOR LANDING:	7'9 x 5'6 (2.36m x 1.68m)
MASTER BEDROOM:	16'4 x 11'4 (4.98m x 3.45m)
BEDROOM TWO:	11'3 x 8'1 (3.43m x 2.46m)
BEDROOM THREE:	8'1 x 7'10 (2.46m x 2.39m)
FIRST FLOOR SHOWER ROOM:	10'4 x 4'8 (3.15m x 1.42m)
DETACHED SINGLE GARAGE: Of sectional concrete construction, with a pitched roof. Accessed via a manual up/ over garage door. A metal right sided personal door gives access into the garden.	17'8 x 8'6 (5.38m x 2.59m)

**EXTERNALLY:**  
The property enjoys a popular and central residential position. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Leading down to a DETACHED GARAGE. The front garden is gravelled with a mature bush. There is a low-level left side and front walled boundary and a pivot hedged right side boundary. The left side aspect leads to the side entrance door, with external light, outside tap and concealed gas meter. There is a wooden side gate, which opens into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn with attractive planted borders. Hosting a range of plants, bushes, shrubs and trees. All of which have been well-tended. There is a delightful and private paved seating area. Directly accessed from the uPVC external door in the dining room. There is hard-standing and provision for a garden shed, two external lights, fully fenced side and rear boundaries.







#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via modern combination boiler. Installed within the past year 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: 943 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 'C'

#### EPC: Energy Performance Rating: 'tbc'- 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 highly sought after residential location, within 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.

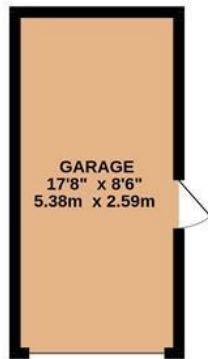




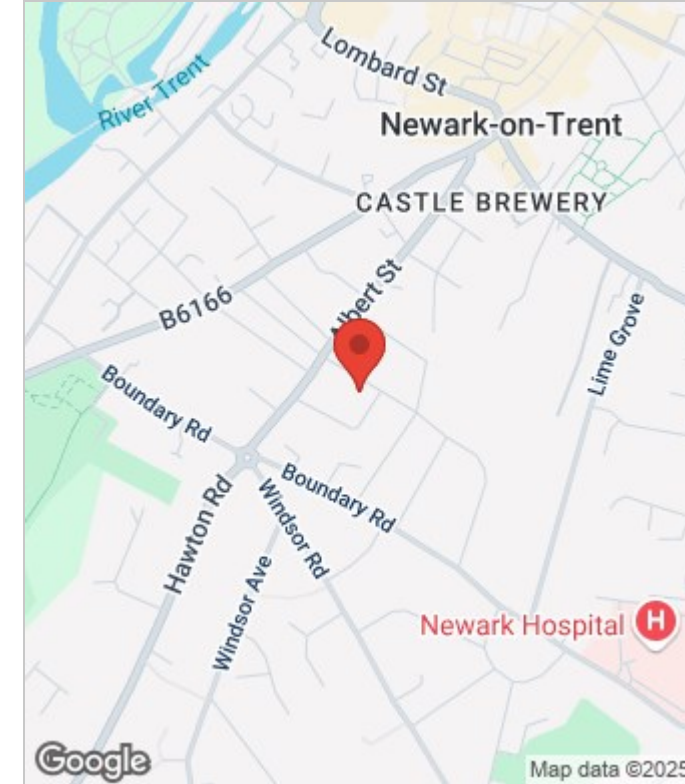




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	