



Stanley Street, Newark

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OLIVER REILLY



Stanley Street, Newark

- PERIOD TERRACE HOME
- CLOSE PROXIMITY TO TOWN & MAIN ROAD LINKS
- FITTED KITCHEN & BREAKFAST ROOM UTILITY
- ENCLOSED REAR GARDEN
- Gas CH & uPVC Double Glazing
- TWO BEDROOMS & LARGE ATTIC SPACE
- TWO RECEPTIONS ROOMS
- SPACIOUS FIRST FLOOR BATHROOM
- ON-ROAD PARKING AVAILABLE
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price £130,000 - £140,000 MORE THAN MEETS THE EYE..! ****NO CHAIN****

Take a look at this terrific terrace home. Perfectly positioned for ease of access to a host of excellent on-hand amenities and transport links. Including a comfortable walk to Newark North Gate Train Station Hosting a **DIRECT LINK TO LONDON KINGS CROSS STATION**.

Combining attractive retained originality with modern-day living, this well-proportioned home offers great **VERSATILITY** and scope to **MAKE YOUR OWN MARK**. Both inside and out!

The attractive internal accommodation comprises: Entrance hall, lounge with complementary feature fireplace, a separate dining room with log burner, a well-appointed fitted kitchen and separate breakfast room, which could also be used as a useful utility space.

The first floor landing hosts **TWO BEDROOMS** and a **LARGE THREE-PIECE BATHROOM**. There is access up to a **GENEROUS ATTIC SPACE** with power, lighting, heating and a roof light.

Externally, the property provides a private and **FULLY ENCLOSED** rear garden. Offering much to your imagination!

Further benefits of this charming period home include uPVC double glazing and gas fired central heating.

STEP INSIDE... and appreciate the potential to make this house **YOUR HOME!** Marketed with **NO ONWARD CHAIN!!**



Asking Price: Guide Price



ENTRANCE HALL:	4'3 x 2'9 (1.30m x 0.84m)
LOUNGE:	11'3 x 10'3 (3.43m x 3.12m)
DINING ROOM: Max measurements provided.	12'3 x 11'4 (3.73m x 3.45m)
KITCHEN:	10'3 x 7'1 (3.12m x 2.16m)
BREAKFAST ROOM/ UTILITY:	6'11 x 5'7 (2.11m x 1.70m)
FIRST FLOOR LANDING:	7'4 x 5'2 (2.24m x 1.57m)
MASTER BEDROOM: Max measurements provided.	12'3 x 11'4 (3.73m x 3.45m)
BEDROOM TWO:	8'8 x 7'4 (2.64m x 2.24m)
FIRST FLOOR BATHROOM: Max measurements provided.	12'7 x 7'2 (3.84m x 2.18m)
LARGE ATTIC SPACE: Max measurements provided.	24'2 x 15'7 (7.37m x 4.75m)

EXTERNALLY:

The proeprty is situated close to main road links and within walking distance to the Town Centre. A shared passageway leads to the side entrance door. The pathway continues to a wooden gate, opening into the well-appointed and **FULLY ENCLOSED** rear garden. Predominantly laid to lawn, with a paved patio, garden shed, external security light, fully fenced side and rear boundaries.

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: 1,030 Square Ft.

Measurements are approximate and for guidance only. This includes the attic space.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'E' (51)

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 on a central street, close to Newark Town Centre. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 