



Cleveland Square, Newark

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OLIVER REILLY



# Cleveland Square, Newark

Asking Price: £189,950

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- MODERN GF BATHROOM & FIRST FLOOR W.C
- GENEROUS CORNER PLOT
- LOVELY LOW-MAINTENANCE GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- BAY-FRONTED LOUNGE & LARGE CONSERVATORY
- FIRST FLOOR SHOWER WITH EN-SUITE POTENTIAL
- EXTENSIVE GATED DRIVEWAY & DETACHED GARAGE
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

## ROOM FOR ALL THE FAMILY...!

Home truly is where the heart is... Inside this beautifully presented family-sized semi-detached residence. Enjoying an expansive plot and a perfect situation. close to an array of local amenities, schools and transport links.

This lovingly presented home is presented in MOVE IN READY CONDITION! Primed for your immediate appreciation!

This copious internal layout comprises: Entrance hall, a large bay-fronted lounge with feature fireplace and inset log burner (Installed 2022), a spacious, yet, contemporary kitchen, rear lobby, modern ground floor bathroom and a LARGE CONSERVATORY.

The first floor landing leads to a FIRST FLOOR W.C and THREE EXCELLENT SIZED BEDROOMS. The second bedrooms benefits for a fitted shower with GREAT SCOPE FOR AN EN-SUITE. If required.

Externally, the captivating plot promotes AMPLE OFF-STREET PARKING. Via a multi-vehicle tarmac driveway. High-level double gates open into further parking options, leading down to a DETACHED SINGLE GARAGE.

The low-maintenance garden retains a high-degree of privacy and can be appreciated all year round!

Further benefits of this LOVELY home, embedded with an instantaneously warm and welcoming feeling include uPVC double glazing throughout and gas fired central heating.

ON YOUR MARKS... GET SET... VIEW...!!!



|                                                                                                                                               |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>ENTRANCE HALL:</b>                                                                                                                         | 5'9 x 3'10 (1.75m x 1.17m)  |
| <b>BAY-FRONTED LOUNGE:</b>                                                                                                                    | 13'9 x 13'8 (4.19m x 4.17m) |
| Max measurements provided into bay-window.                                                                                                    |                             |
| <b>CONTEMPORARY KITCHEN:</b>                                                                                                                  | 12'1 x 9'6 (3.68m x 2.90m)  |
| <b>REAR LOBBY:</b>                                                                                                                            | 3'10 x 2'7 (1.17m x 0.79m)  |
| <b>GROUND FLOOR BATHROOM:</b>                                                                                                                 | 9'5 x 4'3 (2.87m x 1.30m)   |
| <b>CONSERVATORY:</b>                                                                                                                          | 13'1 x 9'5 (3.99m x 2.87m)  |
| <b>FIRST FLOOR LANDING:</b>                                                                                                                   | 7'6 x 2'7 (2.29m x 0.79m )  |
| <b>MASTER BEDROOM:</b>                                                                                                                        | 13'8 x 8'10 (4.17m x 2.69m) |
| <b>BEDROOM TWO:</b>                                                                                                                           | 9'10 x 9'6 (3.00m x 2.90m)  |
| <b>BEDROOM THREE:</b>                                                                                                                         | 9'6 x 6'8 (2.90m x 2.03m)   |
| <b>FIRST FLOOR W.C:</b>                                                                                                                       | 6'3 x 2'7 (1.91m x 0.79m)   |
| <b>DETACHED SINGLE GARAGE:</b>                                                                                                                | 16'0 x 8'4 (4.88m x 2.54m)  |
| Of concrete sectional construction. Accessed via a manual up/ over garage door. Equipped with power, lighting and a metal rear personal door. |                             |





**EXTERNALLY:**  
The property occupies a captivating plot, in a popular residential location. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE MULTI-VEHICLE TARMAC DRIVEWAY, with high-level double gates opening through to FURTHER PARKING OPTIONS in the garden. The front garden is accessed via a sliding gate and is of general low maintenance, having been predominantly gravelled with concrete fenced front and left side boundaries. There is a walled right side boundary.  
The well-appointed and further low-maintenance garden has an artificial lawn, a lovely paved seating area and gravelled borders. There is a raised plant bed, outside tap, external double power socket and CCTV. Ensuring a vast degree of privacy and fully enclosed, with fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed in the last 3 years 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: 825 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.

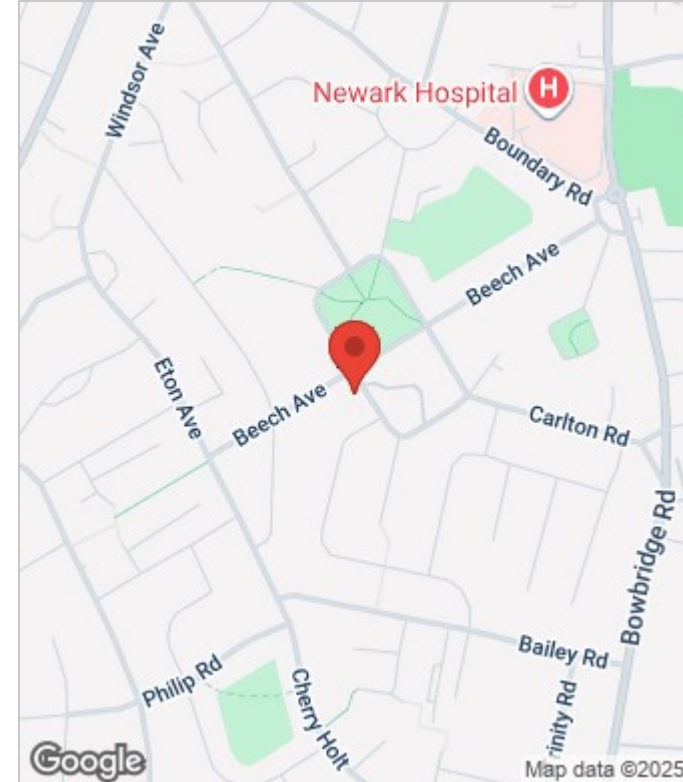




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>69</b>                  | <b>75</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<br>2002/91/EC |           |