



Eton Avenue, Newark

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OLIVER REILLY



Eton Avenue, Newark

Guide Price £190,000

- EXTENDED END TERRACE HOME
- CLOSE TO AMENITIES & TOWN CENTRE
- LOUNGE, SUN ROOM & WORKSHOP
- DETACHED GARAGE & SUBSTANTIAL GATED DRIVEWAY
- ADAPTABLE INTERNAL & EXTERNAL SPACE
- THREE WELL-APPOINTED BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- GF W.C, UTILITY & STYLISH FIRST FLOOR SHOWER ROOM
- ENVIABLE CORNER PLOT POSITION
- NEWLY INSTALLED uPVC DOUBLE GLAZING & OWNED SOLAR PANELS! EPC: 'B' (81)

A PLACE TO CALL YOUR OWN!...

Occupying an enviable corner plot in a sought-after and central residential, close to the hustle and bustle of Newark Town Centre. This smartly enhanced end terrace home promises MORE THAN MEETS THE EYE. Having been extended to the ground floor, to enhanced the versatility and potential, whilst remaining READY AND WAITING for you to MOVE ON IN....

The property benefits from replacement uPVC DOUBLE GLAZING and OWNED SOLAR PANELS.

Internally, the generous layout comprises: Inviting entrance hall, a lovely sized lounge with feature fireplace, a WONDERFULLY MODERN OPEN-PLAN DINING KITCHEN. A side lobby, leading into a multi-purpose sun room, a ground floor W.C, large utility and a useful internal workshop.

The first floor hosts THREE WELL-PROPORTIONED BEDROOM. All with fitted wardrobes/storage space and a STYLISH CONTEMPORARY SHOWER ROOM.

Externally, the superb 0.10 of an acre plot is ideal for anyone requiring ample external space or hobby! The front aspect retains a high-degree of privacy, accessed via a DOUBLE GATED ENTRANCE. Onto a SUBSTANTIAL BLOCK PAVED DRIVEWAY. Promoting parking for a high number of vehicles. Sufficient for a caravan/ motor home. Giving access into a DETACHED SINGLE GARAGE. Equipped with power and light. There is a lovely front garden, useful low-maintenance side aspect and a well-appointed, enclosed rear garden, hosting a large block paved seating area.

Further benefit of this WARM AND WELCOMING family home include modern uPVC double glazing, gas central heating and owned solar panels, to the side and rear roof elevation.

Offering CONVENIENCE ON YOUR DOORSTEP and a vast and versatile layout, this great all-round residence is NOT TO BE MISSED!



ENTRANCE HALL:	10'6 x 6'7 (3.20m x 2.01m)
GENEROUS LOUNGE: Max measurements provided.	13'10 x 10'6 (4.22m x 3.20m)
SPACIOUS MODERN DINING KITCHEN:	20'9 x 10'2 (6.32m x 3.10m)
SIDE LOBBY:	6'3 x 5'9 (1.91m x 1.75m)
SUN ROOM:	7'4 x 6'8 (2.24m x 2.03m)
UTILITY ROOM: Max measurements provided.	14'7 x 6'9 (4.45m x 2.06m)
GROUND FLOOR W.C:	4'9 x 3'1 (1.45m x 0.94m)
WORKSHOP:	9'2 x 6'8 (2.79m x 2.03m)
FIRST FLOOR LANDING: Max measurements provided.	7'9 x 6'5 (2.36m x 1.96m)
MASTER BEDROOM:	10'10 x 10'1 (3.30m x 3.07m)
BEDROOM TWO: Max measurements provided. Length reduces to 11'5 ft. (3.48m).	14'1 x 8'10 (4.29m x 2.69m)
BEDROOM THREE:	9'8 x 7'1 (2.95m x 2.16m)
CONTEMPORARY SHOWER ROOM:	9'1 x 5'6 (2.77m x 1.68m)
DETACHED SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting, extensive over-head boarding and two windows to the side elevation. A right sided personal door gives access to the side garden.	17'2 x 9'1 (5.23m x 2.77m)





EXTERNALLY:

The property occupies a great 0.10 of an acre corner plot position. Convenient for a host of excellent local amenities. The front aspect is greeted with dropped kerb vehicular access onto a double gated and EXTENSIVE BLOCK PAVED DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING. Suitable for a variety of vehicles. Including a caravan/ motor home. There is further gravelled hard-standing for additional parking options, along with access into the DETACHED SINGLE GARAGE. The front garden is laid to lawn with a range of established bushes and shrubs. There is a privet hedged front boundary. A five bar gate opens onto a generous side garden, with high-level brick wall, block paving and provision for a garden shed. This follows down to the well-appointed, triangulated rear garden. Predominately laid to lawn, with partial planted borders, a raised paved and part gravelled seating area. There is an extensive block paved seating area, directly accessed from the utility room. An outside tap, external lighting and fenced boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler and uPVC double glazing throughout. Replaced in 2024. 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.

Solar Panels:

The vendors have confirmed they have OWNED solar panels to the side and rear roof elevations. Installed in 2020. Providing two (8KW) battery units. This also boosts/ heats the hot water.

Approximate Size: 1,110 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: 'B' (81)

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 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:

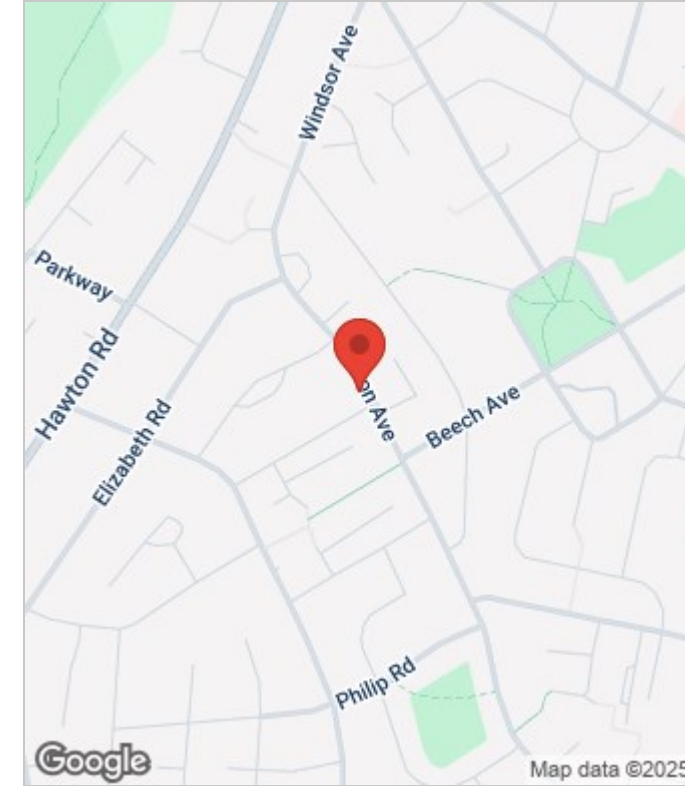
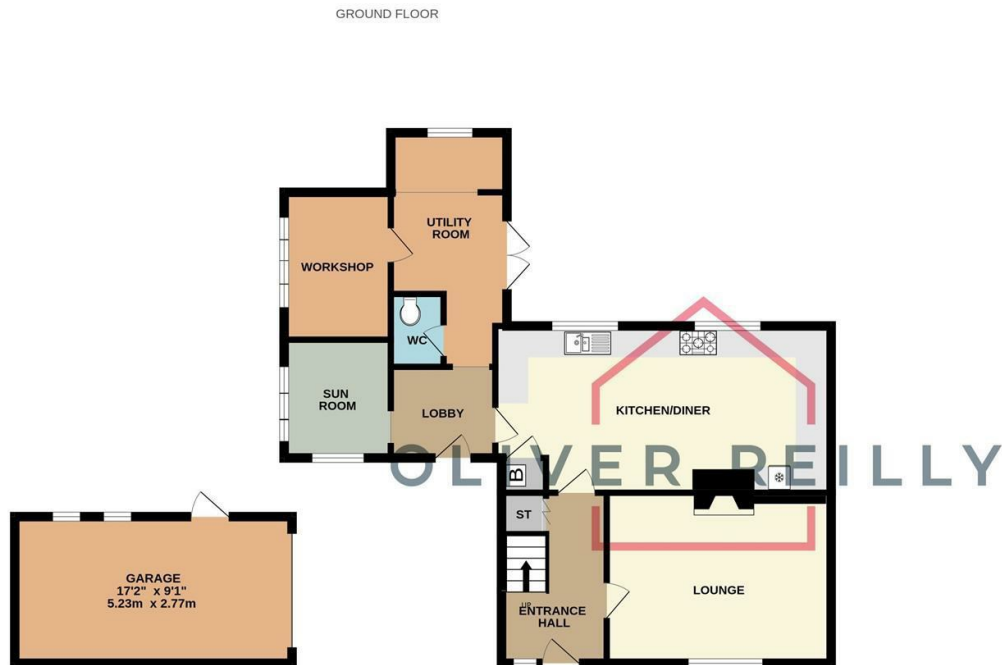
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

