



Pelham Street, Newark



OLIVER REILLY



# Pelham Street, Newark

Guide Price £140,000

- FOR SALE VIA MODERN-DAY AUCTION
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- RESIDENTS ON STREET PERMIT PARKING
- GRADE II LISTED SEMI-DETACHED HOME
- HIGHLY ADAPTABLE THREE STOREY LAYOUT
- CHARMING & WELL-APPOINTED REAR GARDEN
- SCOPE TO ADD VALUE & IMPROVE
- NO CHAIN! Tenure: Freehold. EPC 'D'

## \*\*THREE STOREY GLORY...!\*\*

Take a step back in time and appreciate this substantial Georgian Grade II listed semi-detached character home. Retaining an interesting history and believed to date back to the early 1800's, this pretty period property promotes an extensive layout, set over three floors. Boasting a VAST AND VERSATILE internal design, enjoying great scope to be enhanced and returned to its former glory!

This attractive blank canvas enjoys sizeable rooms, high ceilings and an array of originality that is PRIMED AND READY FOR YOU TO MAKE YOUR OWN!

Occupying CONVENIENCE ON YOUR DOORSTEP... The property stands only a short walk from the Town Centre and a vast array of amenities, including access to both Train Stations. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

The flexible accommodation spans over 1,000 square/ft comprising: A fitted kitchen, spacious dining room OPEN-PLAN through to a lovely lounge. The first floor hosts TWO DOUBLE BEDROOMS and an eye-catching MODERN BATHROOM with a large walk-in airing cupboard.

The second floor occupies a FURTHER DOUBLE BEDROOM.

Externally, the property enjoys a delightfully established and highly-private rear garden. Leaving much to your imagination to inject your own personality!

Residents permit parking is available directly outside the house. On a first come, first served basis.

Furthermore, the property provides gas central heating and is single glazed throughout, with majority sash windows and secondary glazing.

This truly is A GREAT OPPORTUNITY!!... to acquire a tremendously charming cottage-like home. Ready and waiting for a new lease of life! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



**LOUNGE:** 12'5 x 11'10 (3.78m x 3.61m)

**DINING ROOM:** 18'8 x 12'9 (5.69m x 3.89m)  
Max measurements provided. Width reduces to 12'5 ft. (3.78m).

**KITCHEN:** 9'10 x 8'0 (3.00m x 2.44m )

**FIRST FLOOR LANDING:** 16'5 x 2'7 (5.00m x 0.79m)  
Max measurements provided.

**MASTER BEDROOM:** 12'10 x 9'8 (3.91m x 2.95m)

**BEDROOM TWO:** 11'10 x 9'3 (3.61m x 2.82m )

**MODERN BATHROOM:** 8'0 x 6'5 (2.44m x 1.96m)

**BEDROOM THREE:** 12'7 x 9'8 (3.84m x 2.95m)

**EXTERNALLY:**  
The property is accessed via a left sided wooden gate. Opening onto a shared pathway with security light, which leads to the uPVC side kitchen door, giving access into the house. PLEASE NOTE: There is a right of access across the property's garden, via one neighbouring home to the right hand side. The beautifully established and well-appointed rear garden is predominantly laid to lawn. Hosting a wonderful array of mature planted borders, with a vast range of plants, bushes and shrubs. Oval paved stepping stones lead to the bottom of the garden, with provision for a large garden shed. There are part walled and fenced side/ rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, hardwood single glazing and extensive secondary glazing throughout. Majority being of a complementary Sash-style. 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: 1,016 Square Ft.**

Measurements are approximate and for guidance only.

**Residents Permit Parking:**

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £40 per annum for a parking pass. Each property can apply for two per household.

**Tenure: Freehold**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'D' (62)**

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 within close proximity to the Town Centre, within a quiet cul-de-sac. Near to the banks of the River Trent. 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. 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:**

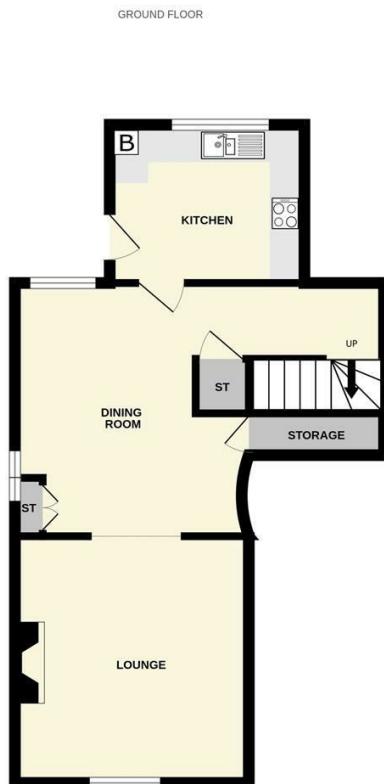
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

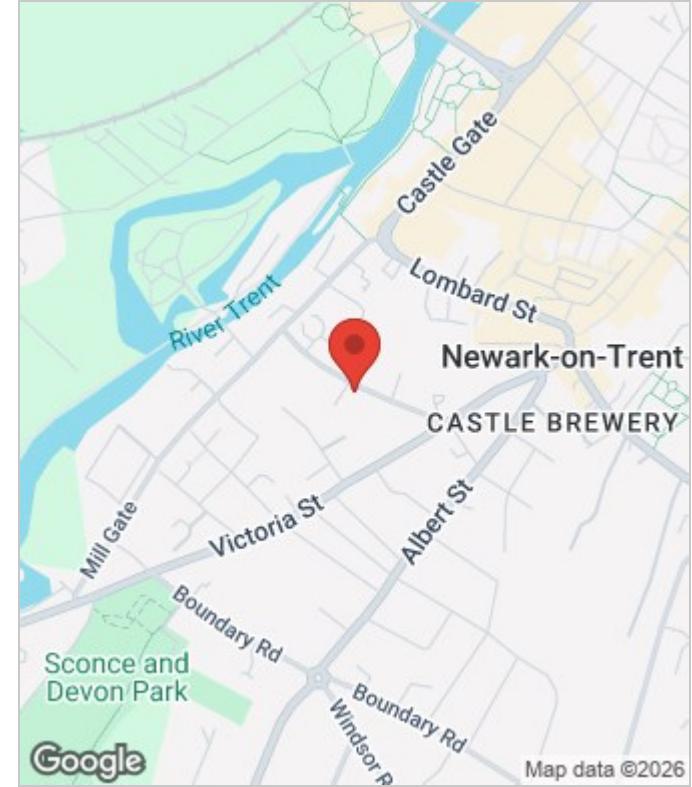
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

