



Crown Street, Newark

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OLIVER REILLY



Crown Street, Newark

- SUPERB FOUR-STOREY HOME
- CONVENIENT CENTRAL LOCATION
- STYLISH MODERN KITCHEN & FOUR-PIECE BATHROOM
- THREE USEFUL CELLAR ROOMS
- WALKING DISTANCE TO TOWN & TRAIN STATIONS
- THREE DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- TWO STUNNING EN-SUITE SHOWER ROOMS
- CHARMING SOUTH-FACING REAR GARDEN
- CHARACTERFUL & CONTEMPORARY. Tenure: Freehold. EPC 'E'

Guide Price: £230,000 - £240,000. CENTRAL, CONTEMPORARY & CHARACTERFUL..!

Here we have a tasteful blend of splendid originality, combined with a striking modern interior. Promoting perfect family-sized living space, with a high-degree of versatility, set over four floors.

This attractive Victorian terrace townhouse is conveniently situated a short walk from Newark Town Centre, a vast array of local amenities and ease of access to main roads and both train stations. One of which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

The beautiful internal design is sympathetic to the era of the property and promotes excellent flexibility, with MORE THAN MEETS THE EYE!.. Spanning OVER 1,500 SQUARE/FT of accommodation, comprising: Entrance porch, an inviting reception hall, a large lounge with feature fireplace and bespoke fitted shutters, an equally large dining room with full height storage cupboard and a STYLISH MODERN KITCHEN. The first floor hosts a STUNNING FOUR-PIECE FAMILY BATHROOM, two DOUBLE bedrooms and a FABULOUS EN-SUITE SHOWER ROOM to the master bedroom.

The second floor occupies a third DOUBLE bedroom with fitted wardrobes and EN-SUITE SHOWER ROOM.

There are two useful cellar store rooms and a partially converted third cellar room, with power, lighting, a double panel radiator and uPVC double glazed window. Currently utilised as a home gym. Lending itself for multi-purpose potential!

Externally, the property enjoys a delightful SOUTH-FACING and low-maintenance rear garden. Fully enclosed, with a charming paved seating area. On-street parking is available on a first come, first served basis.

Further benefits of this alluring period property include uPVC double glazing and gas fired central heating, via a modern combination boiler.

The PRIME POSITION! PERSONALITY! & VERSATILITY! is second to none. Step inside and gain a full sense of appreciation for yourself!



Guide Price £230,000 - £250,000



ENTRANCE PORCH: 3'10 x 3'10 (1.17m x 1.17m)
Accessed via a secure wooden external door. Providing complimentary patterned tiled flooring. An internal door opens into the reception hall:

RECEPTION HALL: 21'3 x 5'10 (6.48m x 1.78m)
Providing complementary patterned ceramic tiled flooring, feature open archway. Carpeted stairs with a winding staircase and barley sugar balustrades, dado rail. Access down to the cellar, into the kitchen and into two sizeable reception rooms. Max measurements provided.

LOUNGE: 12'10 x 12'10 (3.91m x 3.91m)
Accessed via an original pine internal door. A generous reception room, with carpeted flooring, a central feature fireplace, housing a functional gas coal-effect fire with a decorative period surround and raised hearth. Complementary ceiling cornice and centre rose. Bespoke fitted shutters and a uPVC double glazed window to the front elevation.

DINING ROOM: 12'3 x 10'10 (3.73m x 3.30m)
Accessed via an original pine internal door. A further well-proportioned reception room, with carpeted flooring. Fitted floor to ceiling storage cupboard and a uPVC double glazed window to the rear elevation.

STYLISH CONTEMPORARY KITCHEN: 9'6 x 9'1 (2.90m x 2.77m)
Providing complementary ceramic tiled flooring. An eye-catching modern kitchen hosts a range of wall, drawer and base units with work surfaces over and modern tiled splash backs. Integrated electric oven with four ring electric hob above and extractor fan over. Integrated fridge freezer. Provision/ plumbing for an under counter dishwasher and washing machine. Access to the concealed modern 'Glow Worm' gas combination boiler. Inset LED ceiling spot lights. uPVC double glazed window to the rear elevation. A uPVC double glazed side external door leads out into the rear garden.

FUNCTIONAL CELLAR ROOM 1: 11'9 x 10'10 (3.58m x 3.30m)
Accessed via steps from the reception hall. Providing power and lighting. uPVC double glazed window to the rear elevation and a double panel radiator. Providing excellent scope to be utilised for a variety of purposes. Currently setup as a functional home gym.

CELLAR STORE ROOM 2: 12'10 x 12'10 (3.91m x 3.91m)
Providing power and lighting. With uPVC double glazed window to the front elevation. Access to the gas meter. Currently used for storage. With scope to be used for a variety of purposes.

CELLAR ROOM 3: 9'3 x 4'1 (2.82m x 1.24m)
Providing a ceiling light fitting and access to the electric meter. Currently utilised for storage.

FIRST FLOOR LANDING: 15'10 x 3'10 (4.83m x 1.17m)
With carpeted flooring and open barley sugar balustrades from the winding staircase with curved handrail. Carpeted stairs rise to the second floor, where the third bedroom is located. Access into the family bathroom and two further DOUBLE bedrooms. Max measurements provided.

MASTER BEDROOM: 13'1 x 11'3 (3.99m x 3.43m)
Accessed via an original pine internal door. A generous DOUBLE bedroom with carpeted flooring, uPVC double glazed window to the front elevation and access into the master en-suite.

**MASTER EN-SUITE:**

9'1 x 5'6 (2.77m x 1.68m)
Providing complementary ceramic tiled flooring. A stylish three-piece suite comprises: Corner fitted shower cubicle with mains shower facility. Low level W.C and ceramic wash hand basin with chrome mixer tap and fitted under counter vanity storage cabinet. Partial modern wall tiled splash backs. Chrome heated towel rail. Recessed ceiling spot lights, extractor fan and an obscure uPVC double glazed window to the front elevation.

BEDROOM TWO:

11'9 x 10'10 (3.58m x 3.30m)
Accessed via an original pine internal door. An additional DOUBLE bedroom with carpeted flooring, uPVC double glazed window and outlook over the low maintenance rear garden.

MODERN FAMILY BATHROOM:

9'7 x 9'3 (2.92m x 2.82m)
Accessed via an original pine internal door. Providing complementary ceramic tiled flooring. A very well-proportioned four-piece suite comprises: Panelled bath with chrome mixer tap. Corner fitted shower cubicle with mains shower facility. Low level W.C, a ceramic wash hand basin with chrome mixer tap and under counter vanity storage cabinet. Recessed ceiling spot lights, double panel radiator, stylish medium height wall tiled splash backs, extractor fan and an obscure uPVC double glazed window to the rear elevation.

BEDROOM THREE:

13'10 x 10'1 (4.22m x 3.07m)
Located on the second floor. A further DOUBLE bedroom with a fitted wardrobe and feature bay, with fitted lift-up storage unit and a large Velux roof light, enjoying a wonderful central outlook. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

6'5 x 4'5 (1.96m x 1.35m)
Accessed via a pine internal door. Providing ceramic tiled flooring. A fitted shower cubicle with mains shower facility, low level W.C and pedestal wash hand basin with chrome mixer tap. Majority mediu, height wall tile splash backs. Pull cord extractor fan and ceiling light fitting.

EXTERNALLY:

The property is situated in a sought-after and central location. The wonderful SOUTH FACING rear garden is fully enclosed and of general low maintenance. Predominantly laid to lawn, with partial borders and a lovely paved seating area. There is an outside tap, external light, slate hard-standing for an external storage container. There are part fenced and high-level walled side boundaries. A rear access gate leads out to Princes Street, with a walled rear boundary.

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: 1,555 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 'B'**EPC: Energy Performance Rating: 'E'**

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. Please Note: This assessment was carried out prior to any improvement being made.

Local Information & Amenities:

This property is conveniently located for ease of access into Newark Town Centre. The property is positioned with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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.

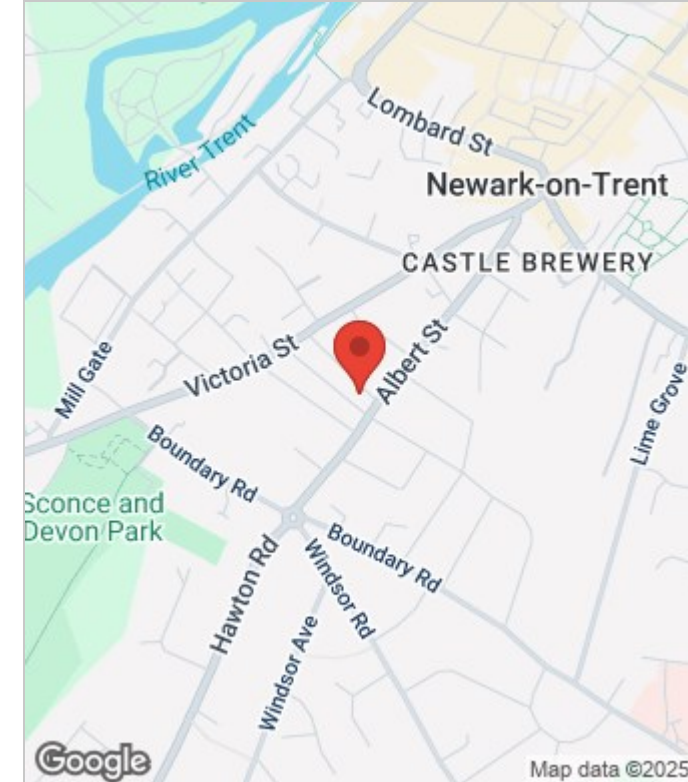
Money Laundering Regulations:

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		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	