



Welbeck Avenue, Newark

 4  1  1  C

 OLIVER REILLY







# Welbeck Avenue, Newark

- SPACIOUS TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERNISATION REQUIRED
- GATED DRIVEWAY TO FRONT ASPECT
- IDEAL PROJECT & FAMILY HOME
- FOUR BEDROOMS
- LARGE LIVING ROOM & DINING KITCHEN
- FIRST FLOOR BATHROOM
- LARGE ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C' (73)

## A PLACE TO MAKE YOUR OWN!

If you're searching for a competitively priced home, close to the hustle and bustle of Newark Town Centre. Brimming with pure potential. LOOK NO FURTHER!

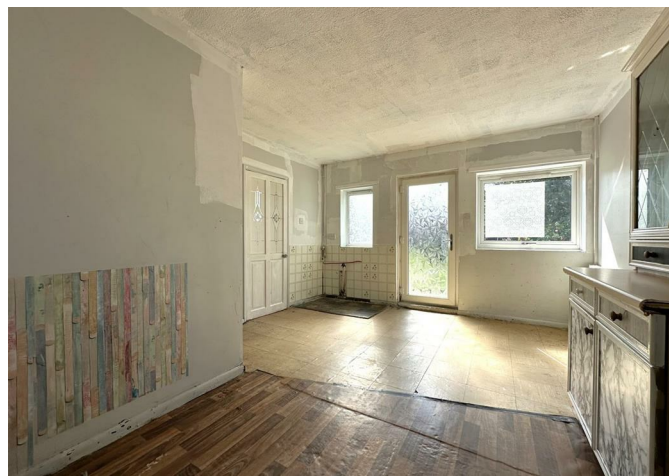
This sizeable terrace home lends itself as an ideal property to MAKE YOUR OWN!.. Requiring a high-degree of modernisation, this spacious house is a real blank canvas.

The generous internal layout comprises: Entrance hall, DUAL-ASPECT Living room and a large dining kitchen. The first floor hosts FOUR WELL-PROPORTIONED BEDROOMS and a three-piece family bathroom.

Externally, the front aspect provides dropped kerb vehicular access onto a block paved driveway. The well-appointed rear garden also leaves much to your imagination. Offering a great family-sized outside space. Fully enclosed, with two metal storage sheds.

Further benefits of this RIPE AND READY project include uPVC double glazing and gas central heating.

Marketed with NO ONWARD CHAIN!



Asking Price: £121,000



<b>ENTRANCE HALL:</b>	3'6 x 3'1 (1.07m x 0.94m)
<b>DUAL-ASPECT LIVING ROOM:</b> Max measurements provided.	16'5 x 11'10 (5.00m x 3.61m)
<b>SPACIOUS DINING KITCHEN:</b>	16'5 x 12'4 (5.00m x 3.76m )
<b>FIRST FLOOR LANDING:</b>	9'9 x 2'8 (2.97m x 0.81m)
<b>MASTER BEDROOM:</b> Max measurements provided.	11'10 x 8'3 (3.61m x 2.51m)
<b>BEDROOM TWO:</b>	11'10 x 8'1 (3.61m x 2.46m)
<b>BEDROOM THREE:</b>	9'5 x 8'9 (2.87m x 2.67m)
<b>BEDROOM FOUR:</b>	8'9 x 7'6 (2.67m x 2.29m)
<b>FAMILY BATHROOM:</b>	6'8 x 5'7 (2.03m x 1.70m)

## EXTERNALLY:

The front aspect provides dropped kerb vehicular access onto a gated block paved driveway. There is a low-level wrought-iron personal gate, with concrete pathway, leading to the front entrance door. There is a concrete fenced left side and front boundary. An open right side boundary with a concrete pathway, leading to a wrought-iron gate, which opens into the well-appointed rear garden. Partially laid to lawn with a variety of paved seating areas and a concrete pathway, leading down to two metal storage sheds. There is an outside tap and external light. There are fully fenced side and rear boundaries.

## Approximate Size: 820 Square Ft.

Measurements are approximate and for guidance only.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: All services/appliances have not and will not be tested.





**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C' (73)**

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 central 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 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, 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.

**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.







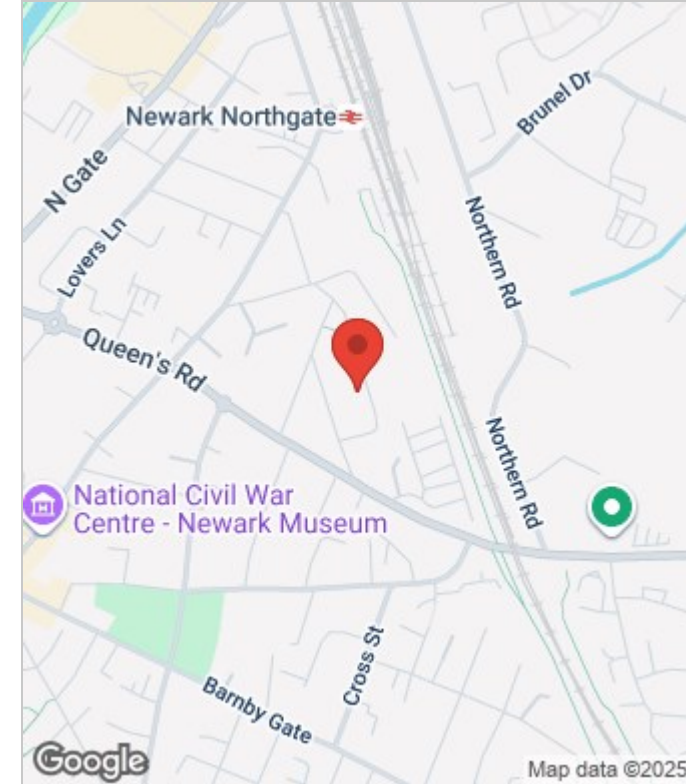
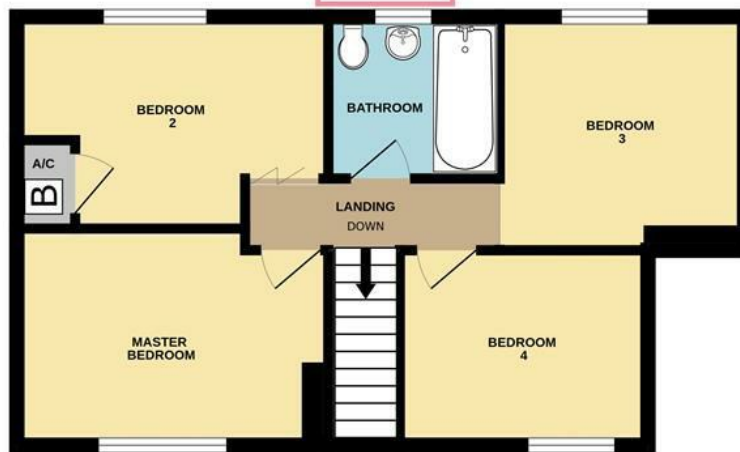


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</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 2002/91/EC	