



Edward Avenue, Newark

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 OLIVER REILLY







# Edward Avenue, Newark

- SUPERB TERRACE HOME
- TWO SPACIOUS RECEPTION ROOMS
- STUNNING MODERN KITCHEN
- ATTACHED OUTBUILDING & RESIDENTS PERMIT PARKING
- IMPECCABLE PRESENTATION THROUGHOUT
- TWO DOUBLE BEDROOMS (FORMERLY THREE)
- GF W.C & UTILITY ROOM
- FABULOUS FOUR-PIECE FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED & PRIVATE GARDEN
- NO CHAIN! Tenure: Freehold EPC 'C'

Guide Price: £170,000 - £180,000. EMPHATIC ELEGANCE AT EDWARD AVENUE...! \*\*NO CHAIN!!\*\*

Prepare to be WOWED by this SYMPATHETICALLY STUNNING terrace home. A wonderful example of a charming, character-filled home brimming with personality and and an attractive contemporary design... SET TO IMPRESS from the moment you step inside!

In addition to the seamless styling and deceptively spacious layout, the property commands a QUIET YET CONVENIENT LOCATION. Set a stones throw away from Newark Town Centre, an array of amenities and transport links. Including two Train Stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station. The copious internal layout comprises: Entrance hall, a sizeable lounge, copious dining room OPEN-PLAN through to an eye-catching MODERN FITTED KITCHEN. A separate utility room and ground floor W.C.

The first floor landing hosts TWO DOUBLE BEDROOMS and a FABULOUS FOUR-PIECE BATHROOM.

Externally, the central position is equally quiet. Boasting RESIDENTS PERMIT PARKING, directly outside the house. On a first come, first served basis. The BEAUTIFULLY LANDSCAPED rear garden is a true external delight. Promising the perfect outside escape, with a delightful degree of peace and tranquility. Enhanced by a large paved seating area, an attached outbuilding/ store and a high-degree of privacy.

Further benefits of BRIGHT & BEAUTIFUL home include uPVC double glazin and gas central heating, via a modern combination boiler.

This HEAD-TURNER of a home is POISED AND READY to provide an IMMEDIATE IMPACT!... With a wealth of warmth and attractive attention to detail. We promise you won't leave disappointed! Marketed with \*\*NO ONWARD CHAIN\*\*.

Guide Price £170,000 - £180,000



ENTRANCE HALL:	2'9 x 2'7 (0.84m x 0.79m)
LOUNGE:	12'5 x 11'10 (3.78m x 3.61m)
DINING ROOM:	12'4 x 11'10 (3.76m x 3.61m)
CONTEMPORARY KITCHEN:	11'6 x 8'1 (3.51m x 2.46m)
Max measurements provided.	
UTILITY ROOM:	6'3 x 4'7 (1.91m x 1.40m)
GROUND FLOOR W.C:	4'5 x 2'4 (1.35m x 0.71m)
FIRST FLOOR LANDING:	7'9 x 5'9 (2.36m x 1.75m)
MASTER BEDROOM:	12'4 x 11'10 (3.76m x 3.61m)
BEDROOM TWO:	9'5 x 7'8 (2.87m x 2.34m)
SUPERB FOUR-PIECE BATHROOM:	12'4 x 7'6 (3.76m x 2.29m)
ATTACHED OUTBUILDING:	6'1 x 4'1 (1.85m x 1.24m)
Of brick built construction. Accessed via a wooden external door. Equipped with power and lighting. Providing useful external storage space.	

**EXTERNALLY:**

The property is situated in a quiet yet central residential location. Within a few moments walk to the Town Centre. The front aspect provides an attractive yet low-maintenance gravelled frontage with access to the concealed gas meter. There are low-level walled front and side boundaries. A shared concrete pathway leads to the side entrance door. This continues to a secure wooden personal gate. Opening through to the BEAUTIFULLY LANDSCAPED and WELL-APPOINTED private rear garden. Predominantly laid to lawn. Enjoying raised gravelled and partially planted borders. A gravelled pathway leads to the bottom of the garden. Hosting provision for a garden shed and a suitable secluded seating area. There is a lovely raised and paved seating terrace. Creating an idyllic external escape. Access into the attached outbuilding. An outside tap, fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.







#### **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.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler 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: 821 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached outbuilding.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'A'**

#### **EPC: Energy Performance Rating: 'C' (71)**

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 for ease of access into Newark-on-Trent (approx. 1.0 mile away). The property is positioned on one of the Towns most sought after streets, 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.

#### **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.

#### **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.

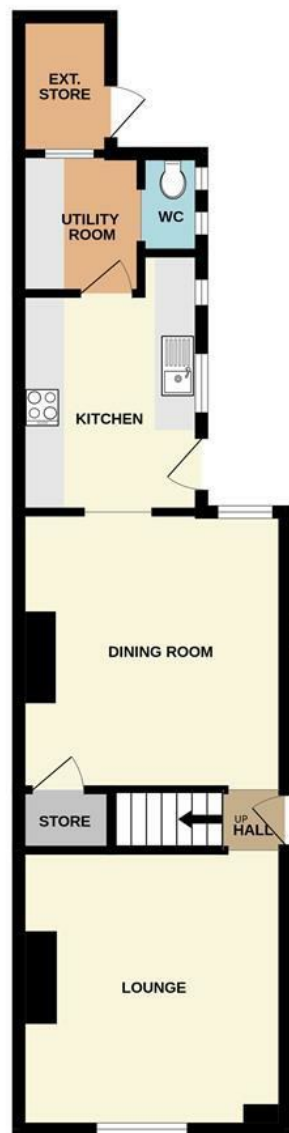








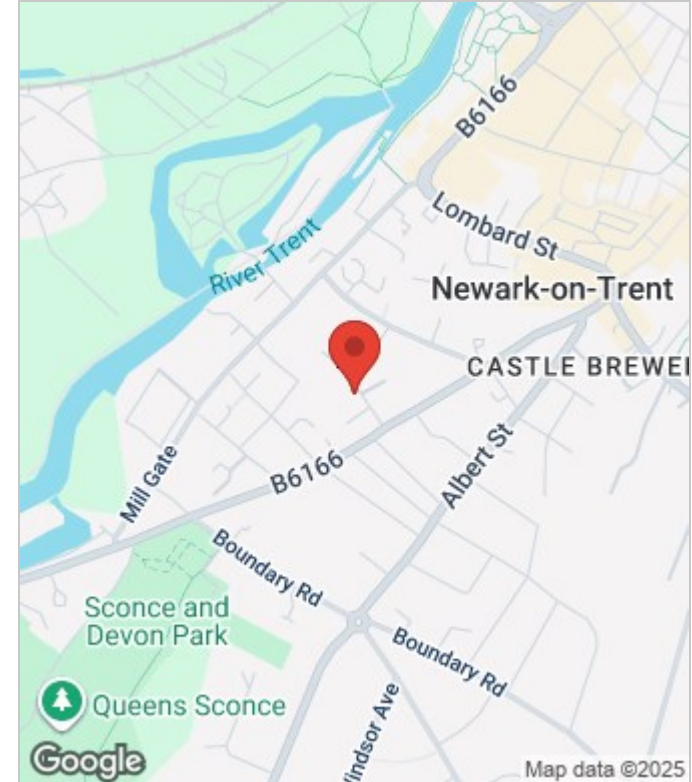
GROUND FLOOR



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>82</b>
(69-80) <b>C</b>	<b>71</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	