Charles Street, Newark

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OLIVER REILLY

Charles Street, Newark

Asking Price: £190,000

- TRADITIONAL SEMI-DETACHED HOME
- POPULAR CENTRAL POSITION
- GF W.C & WELL-APPOINTED KITCHEN
- GENEROUS & PRIVATE REAR GARDEN
- WONDERFUL ARRAY OF RETAINED FEATURES
- TWO DOUBLE BEDROOMS & ATTIC ROOM
- TWO RECEPTION ROOMS
- LARGE FOUR-PIECE FIRST FLOOR BATHROOM
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- NO CHAIN! Tenure: Freehold. EPC 'E'

PERIOD PROPERTY PERFECTION..!
Take a look at this sizeable semi-detached home, packed full of retained character features, all combining to create a wealth of warmth and personality that only lacks your own cosmetic injection!
This expansive residence occupies a delightful position, on a hugely popular tree-lined street, set within the fashionable London Road vicinity and a comfortable walk to Newark Town Centre. Convenient for ease of access onto main road links and to both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION!
The well-appointed internal layout comprises: Entrance hall, a lovely lounge with open fireplace, a large dining room with original high-level fitted cupboards and an inset log burner, a modern fitted kitchen and a ground floor W.C.
The first floor landing leads into a LARGE FOUR-PIECE FAMILY BATHROOM and TWO DOUBLE BEDROOMS.
The second bedroom provides access up to a multi-purpose attic storage room. Equipped with power, lighting, carpeted flooring, a double panel radiator and Velux roof light.
Externally, there is MUCH MORE THAN MEETS THE EYE!...As he house boasts a larger than average rear garden. Promoting a cast degree or privacy and maturity. Access into an attached external store and, located on a substantial block paved seating area.
Further benefits of this eye-catching period home include double glazing throughout and gas central heating.
STEP INSIDE... and gain a full sense of appreciation for this CHARMING CHARACTER-FILLED HOME..!
Marketed with ** NO ONWARD CHAIN!!!**.

ENTRANCE HALL:	9'2 x 2'9 (2.79m x 0.84m)
LOUNGE:	11'3 x 10'8 (3.43m x 3.25m)
SPACIOUS DINING ROOM:	13'10 x 11'4 (4.22m x 3.45m)
FITTED KITCHEN:	11'9 x 6'10 (3.58m x 2.08m)
GROUND FLOOR W.C:	6'5 x 2'10 (1.96m x 0.86m)
FIRST FLOOR LANDING:	11'4 x 2'9 (3.45m x 0.84m)
MASTER BEDROOM:	14'0 x 11'3 (4.27m x 3.43m)
BEDROOM TWO:	11'3 x 10'8 (3.43m x 3.25m)
FOUR-PIECE BATHROOM:	15'3 x 6'9 (4.65m x 2.06m)
ATTIC STORAGE SPACE:	13'1 x 10'2 (3.99m x 3.10m)

EXTERNALLY:
The front aspect provides a low-maintenance courtyard, with low-level walled front and side boundaries, accessed via a shared wooden personal gate, which leads to the entrance porch. A right sided wooden personal gate opens into the LARGE AND FULLY ENCLOSED REAR GARDEN. Boasting a larger than average space, predominantly laid to lawn with a variety of established plants, bushes and shrubs. There is a substantial block paved seating area, directly from the stable door in the kitchen. Access into an attached timber store. A block paved pathway leads to the bottom of the garden which boasts a high-degree of privacy. Perfect for any growing family or anyone green-fingered! There are fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and wooden 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: 1,055 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' (54)
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.

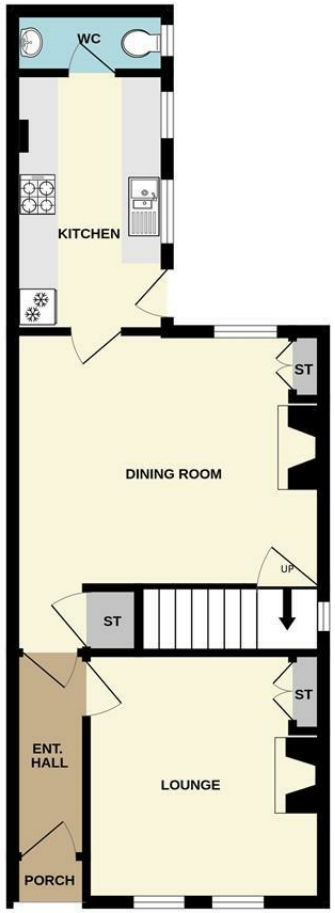
Local Information & Amenities:
This property is conveniently located in a highly sought after residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being 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 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.

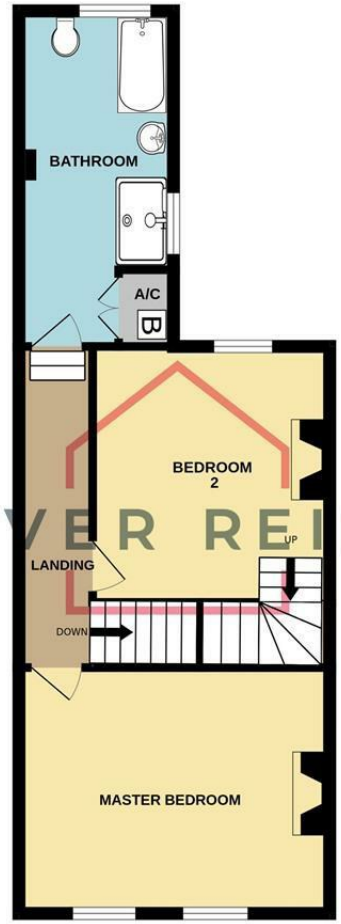
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.

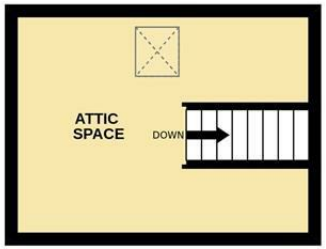
GROUND FLOOR



1ST FLOOR



ATTIC SPACE



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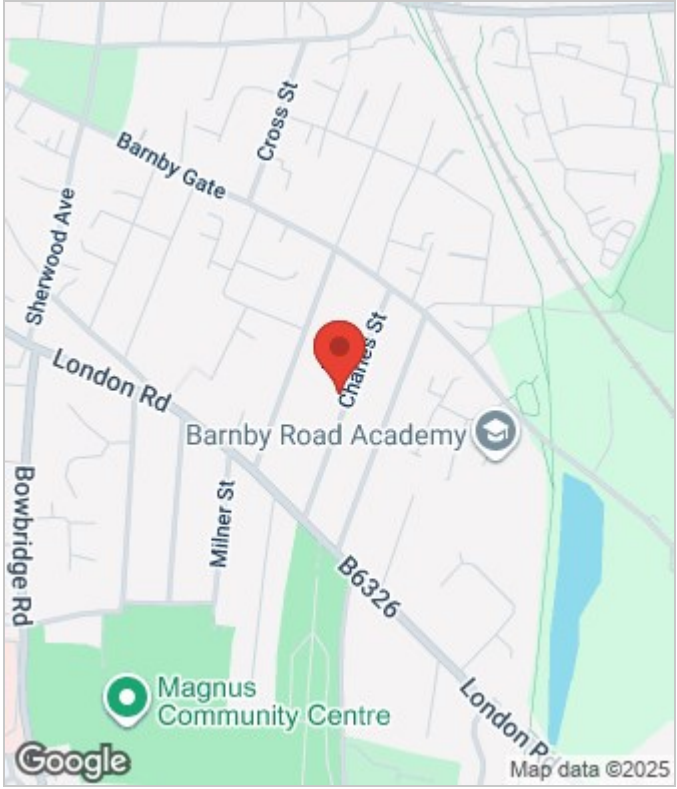

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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