



Beech Avenue, Newark

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 OLIVER REILLY



Beech Avenue, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- WELL-APPOINTED MODERN KITCHEN
- GENEROUS PLOT WITH MUTI-CAR DRIVEWAY
- EXTENSIVE COVERED OUTDOOR ENTERTAINMENT SPACE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH GF W.C & FIRST FLOOR SHOWER ROOM
- ESTABLISHED & WELL-APPOINTED PRIVATE GARDEN
- VIEWING ESSENTIAL! Tenure; Freehold. EPC 'C'

AN IDEAL FAMILY HOME WITH AN IMPRESSIVE PLOT...!
TURN THE KEY!... And move on in to this spacious and well-maintained three DOUBLE bedroom semi-detached home. Conveniently positioned on the outskirts of Newark Town Centre. Boasting access to a range of excellent amenities and transport links.

This sizeable home STANDS PROUD with a copious internal layout, spanning almost 1,000 square/ft. Offering a versatile layout and tasteful modern presentation, ready and waiting... FOR IMMEDIATE APPRECIATION!

The perfectly internal proportions comprise: Inviting entrance hall, a DUAL-ASPECT sitting/ dining room with exposed feature fireplace, a large living room, STYLISH GROUND FLOOR W.C and a well-appointed modern kitchen.

The bright and airy first floor landing hosts THREE DOUBLE BEDROOMS a STUNNING SHOWER ROOM and a separate W.C.

The Impressive 0.11 of an acre plot is greeted with a large frontage and a MULTI-VEHICLE DRIVEWAY, with sufficient space for additional parking opportunities if required.

The lovely, established and private rear garden showcases a high-level of maturity, enhanced by a substantial paved seating area and a raised, decked and covered outdoor entertainment space. Perfect for enjoyment all year round.

Further benefits of this FIRM FAMILY-SIZED FAVOURITE include uPVC double glazing, gas fired central heating via a 'VIESSMANN' boiler and OWNED solar panels to the front and rear roof elevation.

This HOMELY, INVITING & SPACIOUS residence simply MUST BE VIEWED in order to be fully appreciated!



Guide Price £190,000



ENTRANCE HALL:	12'9 x 5'9 (3.89m x 1.75m)
SITTING/DINING ROOM:	11'2 x 10'1 (3.40m x 3.07m)
LIVING ROOM: Max measurements provided.	14'3 x 11'10 (4.34m x 3.61m)
MODERN KITCHEN:	13'7 x 8'5 (4.14m x 2.57m)
GROUND FLOOR W.C:	5'8 x 4'4 (1.73m x 1.32m)
FIRST FLOOR LANDING: Max measurements provided.	13'3 x 5'9 (4.04m x 1.75m)
CONTEMPORARY SHOWER ROOM:	5'7 x 4'3 (1.70m x 1.30m)
FIRST FLOOR W.C:	4'2 x 2'8 (1.27m x 0.81m)
MASTER BEDROOM: Max measurements provided.	14'4 x 10'7 (4.37m x 3.23m)
BEDROOM TWO: Max measurements provided.	14'7 x 10'2 (4.45m x 3.10m)
BEDROOM THREE:	13'7 x 8'7 (4.14m x 2.62m)
UNDER-COVERED SEATING/ ENTERTAINMENT AREA	23'3 x 8'4 (7.09m x 2.54m)

Of timber framed construction with extensive timber decking and a sloped covered roof. Creating a wonderful external escape Perfect for unwinding and entertaining, with provision for a hob tub. Overlooking the mature and well-appointed rear garden.



EXTERNALLY:

The property is situated in a popular residential location, close to amenities and Newark Town Centre. The front aspect provides dropped kerb vehicular access onto a part paved and concrete MULTI-VEHICLE driveway. The large and low-maintenance front garden is predominantly gravelled and could be utilised into further off-street parking, if required. There are a range of established bushes, trees and shrubs. There are low-level fenced front and side boundaries. A concrete pathway leads to the front entrance door. A right sided timber gate opens into the SIZEABLE REAR GARDEN. Hosting a raised timber decked seating terrace with timber framed canopy. Creating a wonderful space for relaxing and entertaining, with an outside tap, external light and provision for a hot tub. The garden is predominantly laid to lawn, with a variety of established plants, bushes, shrubs and trees. There is a large paved seating area, a concrete pathway leading to the bottom of the garden. Hosting a vegetable garden and provision for a garden shed/ summerhouse. The garden retains a high-degree of privacy, with fully fenced side and rear boundaries.

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.

Solar Panels:

The vendor has confirmed they have 14 solar panels. 4 to the front roof elevation and 8 to the rear roof elevation. They are OWNED outright. For any further details, please speak to the selling agent.

Approximate Size: 950 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 'A'

EPC: Energy Performance Rating: 'C' (69)

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 popular 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 marketplace 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:

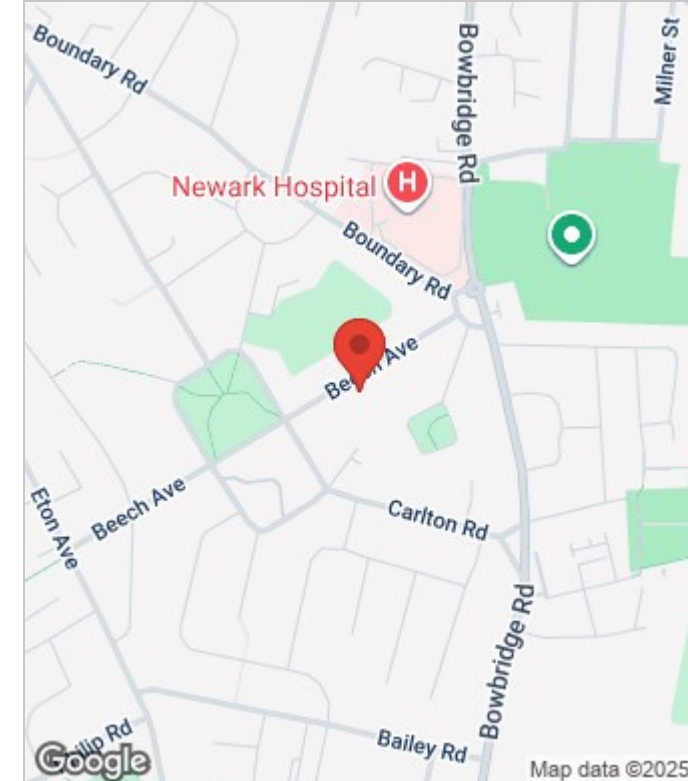
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

