



Edward Avenue, Newark

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OLIVER REILLY



Edward Avenue, Newark

- SUBLIME END TERRACE HOME
- SOUGHT-AFTER LOCATION! CLOSE TO TOWN CENTRE!
- FABULOUS MODERN KITCHEN
- ATTACHED OUTBUILDING & DETACHED GARAGE
- WELL-APPOINTED SOUTH FACING REAR GARDEN
- TWO DOUBLE BEDROOMS (FORMERLY THREE)
- TWO SIZEABLE RECEPTION ROOMS
- LUXURIOUS FOUR-PIECE BATHROOM
- OFF-STREET PARKING & RESIDENTS PERMIT PARKING
- EXCELLENT CONDITION & NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £200,000 - £210,000. IT DOESN'T GET MUCH BETTER THAN THIS...!

WOW!... Prepare to be IMPRESSED by this smart, stylish and SIGNIFICANTLY ENHANCED end terrace home.

Pleasantly situated on a HIGHLY DESIRABLE central street. Enjoying a comfortable walk to Newark Town Centre. Filled with amenities and popular transport links onto the A1 and A46. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Train Station.

No stone has been left unturned inside this BEAUTIFUL HOME... Having been tastefully improved room by room to showcase a level of luxury you'll FALL HEAD OVER HEELS FOR!

The copious internal design offers MORE THAN MEETS THE EYE... Comprising: Entrance hall, an inner hallway with original Minton tiled flooring, a large dining room with retained original flooring, generous lounge with French doors out onto a raised decked seating terrace and OPEN-ACCESS into a STUNNING CONTEMPORARY KITCHEN with oak work-surfaces, UNDER-FLOOR HEATING and provision for a Range-master cooker.

The first floor enjoys TWO DOUBLE BEDROOMS (formerly three) and a MAGNIFICENT FIVE-PIECE FAMILY BATHROOM.

Externally, you'll FALL IN LOVE with the charming, well-appointed and personality filled SOUTH-FACING rear garden. Hosting a lovely seating terrace, attached outbuilding and access down to a DETACHED GARAGE, equipped with power, lighting and an allocated parking space in front. Resident permit parking is also available outside the front of the house. On a first come, first served basis.

Further benefits of this STRIKING, SPACIOUS and SOPHISTICATED residence include newly installed uPVC double glazing throughout, gas central heating, via a modern combination boiler, a full re-wire and OWNED SOLAR PANELS to the rear aspect. All installed in the last two years.

STEP INSIDE & FALL IN LOVE!... We are certain this is THE ONE YOU'VE BEEN WAITING FOR!



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Garage & Parking Space

ENTRANCE HALL: Max measurements provided.	15'9 x 3'4 (4.80m x 1.02m)
INNER HALLWAY:	2'8 x 2'7 (0.81m x 0.79m)
DINING ROOM:	12'5 x 11'10 (3.78m x 3.61m)
SPACIOUS LOUNGE:	15'5 x 12'4 (4.70m x 3.76m)
STYLISH MODERN KITCHEN:	16'6 x 7'7 (5.03m x 2.31m)
FIRST FLOOR LANDING:	7'10 x 5'8 (2.39m x 1.73m)
COPIOUS MASTER BEDROOM:	15'7 x 12'5 (4.75m x 3.78m)
BEDROOM TWO: Max measurements provided.	9'6 x 7'10 (2.90m x 2.39m)
STUNNING FIVE-PIECE BATHROOM:	12'5 x 7'5 (3.78m x 2.26m)
ATTACHED OUTBUILDING: Of brick built construction. Equipped with power, lighting and plumbing/ provision for a washing machine. Providing scope to be utilised for a variety of individual purposes.	6'1 x 4'5 (1.85m x 1.35m)
DETACHED SINGLE GARAGE: Of sectional concrete construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Window to the rear elevation. A wooden side personal door gives access into the garden.	16'1 x 10'3 (4.90m x 3.12m)
EXTERNALLY: The front aspect provides a low-level wrought iron gated entrance onto a concrete pathway leading to the composite front entrance door with external up/ down light. The frontage is predominantly gravelled with a low-level walled front and left side boundary. There is access behind the property, leading to the DETACHED GARAGE with an allocated parking space in front. The beautifully designed, well-appointed and SOUTH FACING rear garden is a joy to behold. Predominantly laid to lawn, hosting a range of complementary planted borders. There is a central paved patio leading to a raised decked seating terrace. Also accessed via the uPVC double glazed French doors in the large lounge. There is access into an attached outbuilding and to a lovely paved outdoor entertainment space, with a double external power socket and provision for a hot tub. There is an outside tap and external lighting. Full fenced side and rear boundaries, with a wooden left sided personal gate. Giving access to the front and rear of the house.	



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.

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.

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.

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.

Solar Panels:

The vendors have confirmed they have 6 OWNED solar panels to the rear roof-line of the property. Installed within the last two years by 'Greenio Ltd'. For any further details, please speak to the selling agent.

Approximate Size: 1,110 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 'C'

EPC: Energy Performance Rating: 'C' (75)

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.

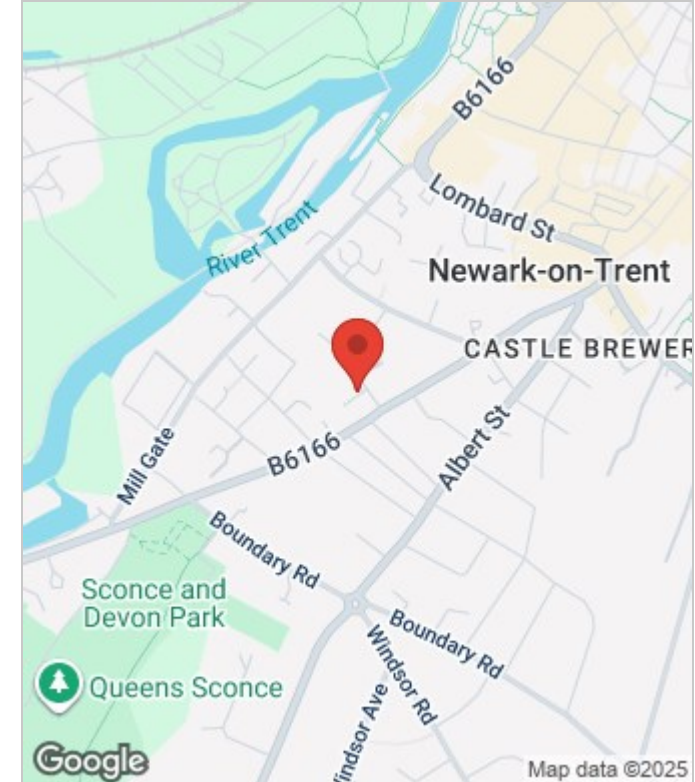




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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	