



Whitfield Street, Newark

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OLIVER REILLY



Whitfield Street, Newark

- CHARMING TERRACE HOME
- WALKING DISTANCE TO TOWN CENTRE
- LOVELY LOUNGE & DINING KITCHEN
- MODERN FIRST FLOOR BATHROOM
- ONE WAY STREET WITH ON ROAD PARKING
- THREE BEDROOMS
- ATTRACTIVE PERIOD FEATURES
- CELLAR STORE ROOMS & OUTBUILDING
- WELL-APPOINTED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

CHARMING CHARACTERFUL HOME..!

This splendid and centrally located terrace home is a real GEM. Ensuring cracking convenience to the Town Centre, an array of excellent on hand amenities and popular schools including the Barnby Road Academy.

If you're looking for a period proeprty with PERSONALITY... Then LOOK NO FURTHER!

This delightful family-sized home combines contemporary design with an array of original features, which instill a wealth of warmth from the moment you step inside.

The eye-catching internal accommodation comprises: Lounge with an exposed feature fireplace and inset LOG BURNER. An inner hall with access down to TWO CELLAR STORE ROOMS. Both equipped with power, lighting and great potential.. There is a lovely modern dining kitchen, with access out to the garden.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a tasteful MODERN BATHROOM.

Externally, the property is pleasantly positioned on a desirable ONE WAY STREET with on-street parking available on a first come, first served basis. The WELL-APPOINTED REAR GARDEN is full of colour! Having been thoughtfully designed by the existing owners. There are a variety of paved seating areas, a useful rear storm canopy and access into a detached brick outbuilding.

Further benefits of this beautiful home include uPVC double glazing and gas fired central heating.

TAKE THE NEXT STEP... This marvellous MOVE IN READY home is THE PERFECT PLACE TO START!!



Asking Price: £160,000



LOUNGE:	14'5 x 11'1 (4.39m x 3.38m)
INNER HALL:	2'7 x 2'6 (0.79m x 0.76m)
CONTEMPORARY DINING KITCHEN:	14'5 x 9'8 (4.39m x 2.95m)
CELLAR STORE ROOM 1:	10'8 x 8'4 (3.25m x 2.54m)
A useful storage space with adaptable potential. Subject to relevant approvals. Providing power, lighting and a single panel radiator.	
CELLAR STORE ROOM 2:	10'8 x 5'2 (3.25m x 1.57m)
An additional storage space. Equipped with power, lighting and a single panel radiator.	
FIRST FLOOR LANDING:	8'10 x 2'6 (2.69m x 0.76m)
MASTER BEDROOM:	13'4 x 11'1 (4.06m x 3.38m)
BEDROOM TWO:	11'5 x 9'9 (3.48m x 2.97m)
BEDROOM THREE:	11'0 x 5'3 (3.35m x 1.60m)
Max measurements provided.	
MODERN FAMILY BATHROOM:	9'9 x 6'1 (2.97m x 1.85m)
Max measurements provided.	
DETACHED OUTBUILDING:	8'10 x 6'8 (2.69m x 2.03m)
Of brick built construction with a sloped tiled roof. Accessed via a secure wooden personal door. Equipped with power and lighting. uPVC double glazed window to the left side elevation.	



EXTERNALLY:
The property provides a delightful, FULLY ENCLOSED and well-appointed rear garden. Predominantly laid to lawn, with an array of complementary planted borders. Provision for a large log store. There are two lovely paved seating areas. One of which has a sloped roof canopy above, an outside tap and external light. There is access into the brick outbuilding. There are fully fenced side and rear boundaries. A secure timber gate opens onto a shared passageway, leading to front of the property. PLEASE NOTE: There is NO SHARED ACCESS across the proprietaries rear garden.

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.

Approximate Size: 901 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: 'D' (67)
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.

Money Laundering Regulations:

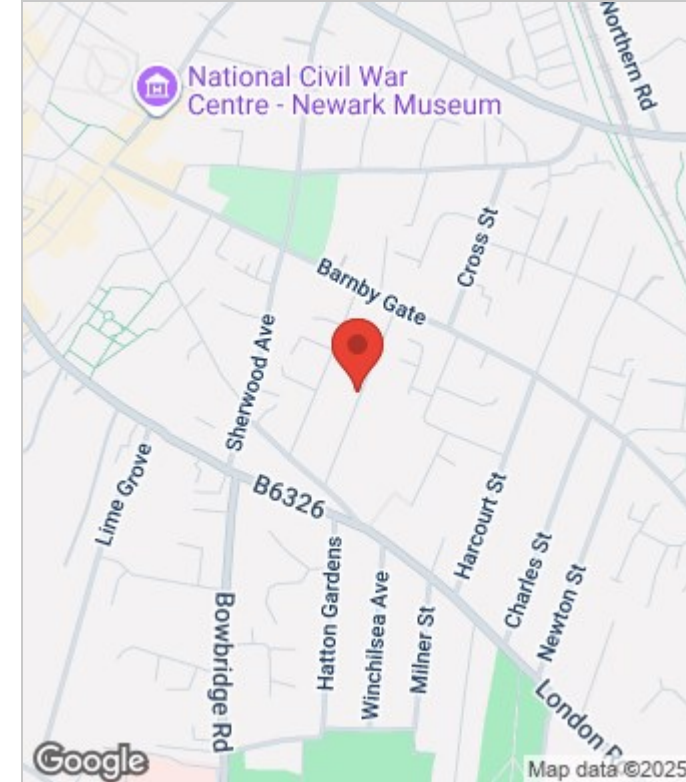
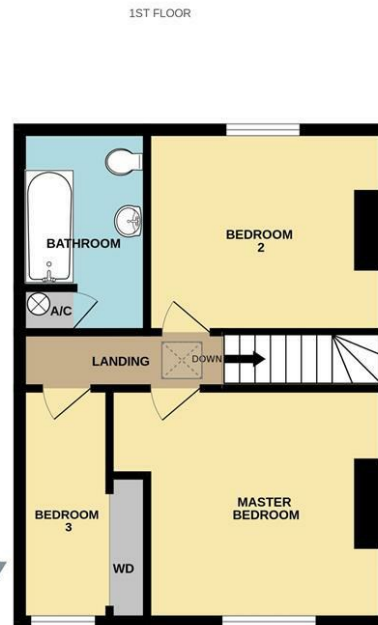
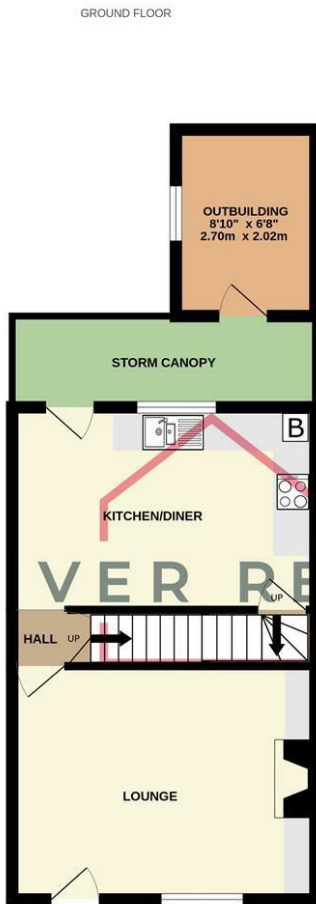
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 