



Thoresby Avenue, Newark

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OLIVER REILLY







# Thoresby Avenue, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- MODERN FIRST FLOOR BATHROOM
- SHARED GATED DRIVEWAY & OUTBUILDING
- uPVC Double Glazing & Gas CH
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM, DINING KITCHEN & UTILITY
- WELL-APPOINTED REAR GARDEN
- LARGE MULTI-PURPOSE HOME OFFICE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £175,000 - £185,000. ROOM FOR ALL THE FAMILY...!

YOUR'RE IN FOR A TREAT... With this spacious semi-detached home. Conveniently positioned close to Newark Town Centre and a wide range of amenities.

This eye-catching modern home boasts a large layout, spanning over 800 square/ft comprising: Entrance hall, a large DUAL-ASPECT living room, modern dining kitchen and a separate utility room. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a tasteful contemporary bathroom.

Externally, the property commands a superb plot. Accessed via a shared gated driveway. The well-appointed rear garden enjoys a HIGH-DEGREE OF PRIVACY, with a secluded gravelled seating area and an additional paved seating space, via the French doors in the living room. There is access into a SUPERB MULTI-FUNCTIONAL HOME OFFICE with fitted storage cupboards and great scope to be used for a variety of uses.

Additional benefits of this lovely family residence include uPVC double glazing and gas central heating.

STEP ONTO THE LADDER and secure this perfect all-round home. Hosting space, convenient and scope to make your own!



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<b>ENTRANCE HALL:</b>	6'10 x 5'10 (2.08m x 1.78m)
<b>GENEROUS LIVING ROOM:</b> Max measurements provided.	19'10 x 11'5 (6.05m x 3.48m)
<b>CONTEMPORARY DINING KITCHEN:</b>	12'6 x 9'1 (3.81m x 2.77m)
<b>UTILITY ROOM:</b>	6'5 x 4'5 (1.96m x 1.35m)
<b>FIRST FLOOR LANDING:</b>	12'5 x 3'1 (3.78m x 0.94m)
<b>MASTER BEDROOM:</b>	11'5 x 9'3 (3.48m x 2.82m)
<b>BEDROOM TWO:</b>	10'5 x 10'3 (3.18m x 3.12m)
<b>BEDROOM THREE:</b>	9'3 x 9'1 (2.82m x 2.77m)
<b>FAMILY BATHROOM:</b>	7'10 x 7'1 (2.39m x 2.16m)
<b>DETACHED HOME OFFICE:</b> Of timber-clad construction with a flat fibre-glass roof. Accessed via uPVC double glazed French doors to the left side elevation. A great multi-purpose space, currently setup as a large home office. Providing LVT wood-effect flooring, power, lighting (via two ceiling lights) and two fitted storage cupboards. Wall mounted electric heater, obscure high-level windows to the front elevation. Originally a garage space, with external double doors still installed, with scope to be reverted back to a garage. If required.	17'5 x 8'2 (5.31m x 2.49m)
<b>ATTACHED EXTERNAL STORE:</b> Of timber-clad construction with a flat fibre-glass roof. Accessed via a wooden personal door. Providing sufficient external storage space.	8'10 x 8'0 (2.69m x 2.44m)





#### EXTERNALLY:

The property is set in a convenient central location, close to the Town Centre and a range of amenities. The front aspect provides dropped kerb vehicular access onto a low-level double gated (shared) tarmac driveway. There is an additional low-level personal gate, opening onto a paved pathway up to the front entrance door. The low-level front garden is gravelled and could be used for additional off-street parking options, if required. There is a low-level walled front and left side boundary. The paved pathway continues to the right side of the house, down to an a wooden personal gate, opening into the HIGHLY PRIVATE and WELL-APPOINTED rear garden. Predominantly laid to lawn with wrap-around gravelled borders and a secluded seating area, set at the bottom of the garden. Access into the detached home office and attached external store. There is an additional paved seating area, accessed from the uPVC double glazed French doors in the large living room. There are fenced side boundaries and a mature tree-lined rear boundary. Ensuring a vast degree or privacy, all year round.

#### 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: 821 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' (65)

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.

#### 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.



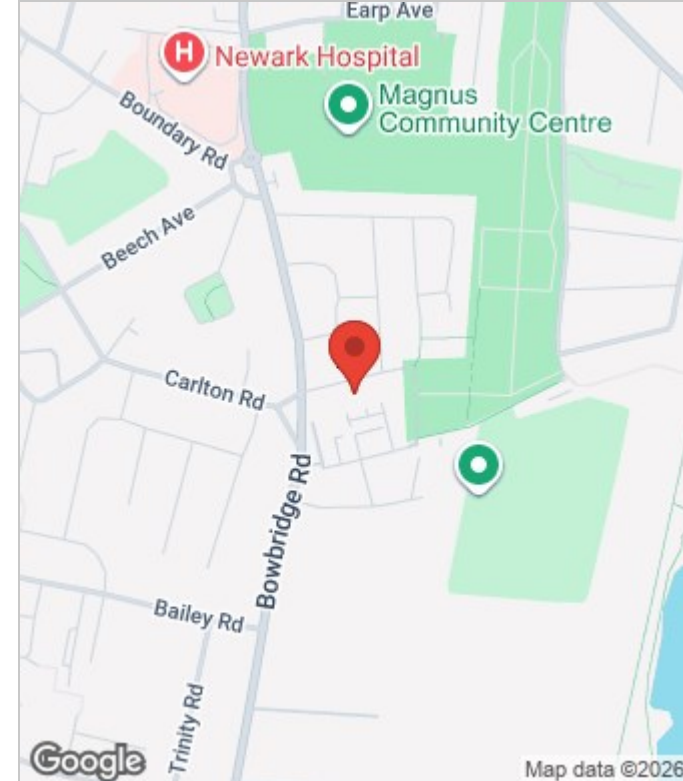
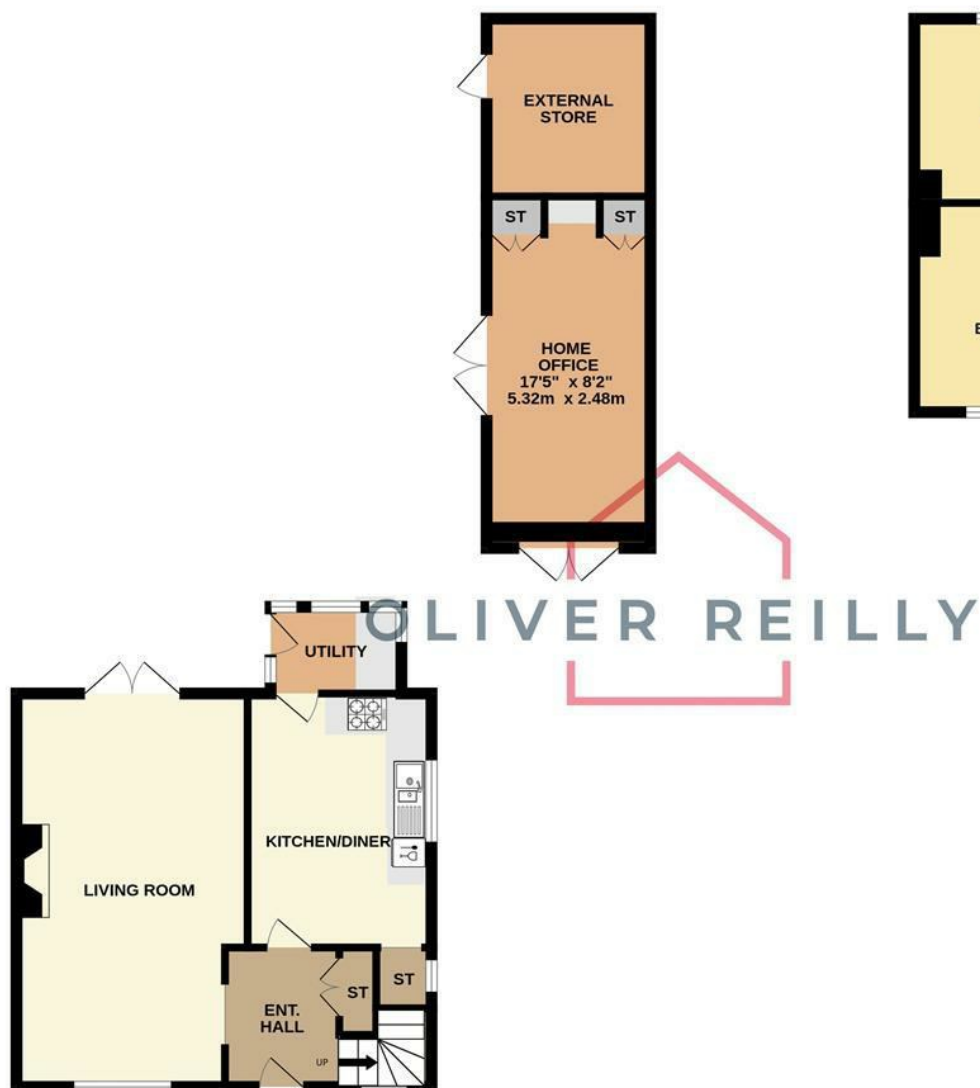






GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>65</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 