



Parliament Street, Newark

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OLIVER REILLY



Parliament Street, Newark

- MODERN TERRACE HOME
- PRIME CENTRAL LOCATION
- MODERN FIRST FLOOR BATHROOM
- GARAGE & OFF-STREET PARKING
- Gas CH & uPVC Double Glazing
- TWO BEDROOMS
- LARGE LIVING ROOM & DINING KITCHEN
- LOVELY ENCLOSED REAR GARDEN
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'C'

CLIMB ONTO THE LADDER!... **NO CHAIN**

and secure a superb modern terrace home. Occupying a CRACKING CENTRAL POSITION close to the hustle and bustle of Newark Town Centre and its vast array of amenities.

This attractive contemporary home has been very well-maintained and smartly enhanced to create an impressive residence that you can MOVE STRAIGHT INTO!

The appealing modern design comprises: Generous living room and a stylish dining kitchen with a fitted breakfast bar. The first floor landing hosts TWO WELL-PROPORTIONED BEDROOMS and an attractive CONTEMPORARY BATHROOM.

Externally, the property enjoys a charming, low-maintenance and fully enclosed rear garden. Boasting a raised decked sun terrace. There is a COMMUNAL CAR PARK behind the house, with access to a SINGLE GARAGE. Hosting further parking options in front. Subject to vehicle size.

Additional benefits of this MARVELLOUS MODERN GEM include uPVC double glazing and gas central heating, via a combination boiler.

STEP INTO YOUR NEW HOME! Welcoming a great opportunity for first time buyers, investors and down-sizers! Promising CONVENIENCE ON YOUR DOORSTEP and CONTEMPORARY LIVING AT ITS FINEST!

Marketed with NO ONWARD CHAIN..!



Guide Price £170,000



GENEROUS LIVING ROOM: 14'1 x 13'9 (4.29m x 4.19m)
Max measurements provided.

MODERN DINING KITCHEN: 14'1 x 8'7 (4.29m x 2.62m)

FIRST FLOOR LANDING: 6'2 x 5'5 (1.88m x 1.65m)

MASTER BEDROOM: 14'1 x 11'2 (4.29m x 3.40m)
Max measurements provided.

BEDROOM TWO: 11'4 x 7'7 (3.45m x 2.31m)

CONTEMPORARY BATHROOM: 6'1 x 5'5 (1.85m x 1.65m)

SINGLE GARAGE: 16'5 x 8'6 (5.00m x 2.59m)
Located in a block of three. Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Off-street parking is available in front of the garage. Dependent on the size of the vehicle.

OFF-STREET PARKING:
Communal parking is available behind the property, with access to a single garage. The is ample parking options. Available on a first come, first served basis. On-street parking is also available outside the front of the property. Also, on a first come, first served basis.

EXTERNALLY:
The front aspect provides a wooden gated personal gate, opening onto a small paved pathway, leading to the front entrance door. The low-maintenance frontage is predominantly gravelled, with fenced side boundaries and part walled/ fenced front boundaries. The attractive and fully enclosed rear garden is of further low-maintenance. Predominantly paved with a raised decked seating terrace and partially planted and complementary borders. There is an outside tap, external wall light, provision for a garden shed with electricity, fully fenced side and rear boundaries. A timber rear personal gate opens onto a shared passageway, leading to the SINGLE GARAGE and communal car park. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in the last 5 years 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: 625 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' (72)

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 for ease of access into Newark-on-Trent (approx. 1.2 miles 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.

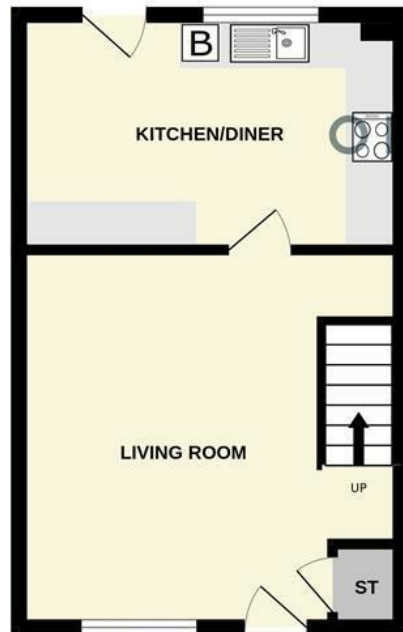
Draft Details-Awaiting Approval:

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.

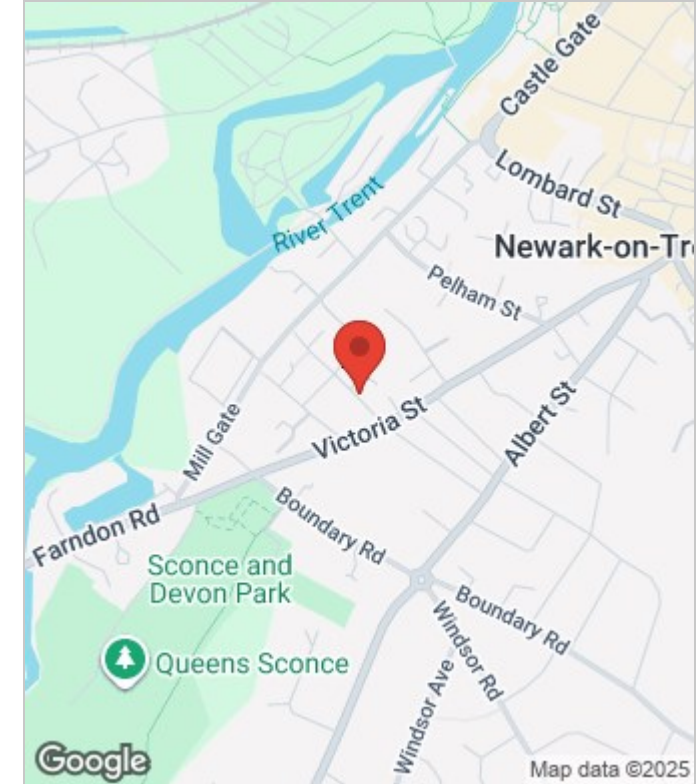




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	