



OLIVER REILLY  
HASTINGS BRANCH  
FOR SALE  
01636 658 544

St. Augustine's Close, Newton Street, Newark

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 OLIVER REILLY



# St. Augustine's Close, Newton Street, Newark

- STUNNING END TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- STUNNING MODERN KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE & TASTEFULLY LANDSCAPED ENCLOSED GARDEN
- BRAND NEW uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- GENEROUS DUAL-ASPECT LOUNGE/DINER
- OFF-STREET PARKING & INTEGRAL GARAGE
- EXCELLENT CONDITION & NO CHAIN! Tenure: Freehold. EPC 'bbc'

SIMPLY STUNNING...! \*\*NO CHAIN!!\*

Prepare to be IMPRESSED by this excellent end terrace home. Having been sympathetically brought-back to life to be AS GOOD AS NEW!

This fabulous MODERN GEM has been SIGNIFICANTLY IMPROVED THROUGHOUT with the benefit of a BRAND NEW central heating system, uPVC double glazed windows/ doors, a new garage door and a full electrical re-wire.

This STAND-OUT HOME not only looks the part but provides GREAT CONVENIENCE to a range of on-hand amenities. Set in comfortable walking distance to the Town Centre and lies in the CATCHMENT FOR BARNBY ROAD ACADEMY!

Boasting a BRIGHT & AIRY internal design, completed to an EXCEPTIONALLY HIGH-STANDARD, comprising: Entrance hall with a large fitted storage cupboard, a HUGE 23FT DUAL-ASPECT LOUNGE/DINER with French doors opening out to a paved seating area. The living pace remains OPEN-PLAN to a STUNNING MODERN KITCHEN. Hosting a range of integrated appliances. An inner hallway leads to a GROUND FLOOR W.C.

The first floor occupies THREE WELL-PROPORTIONED BEDROOMS and a FABULOUS BRAND NEW BATHROOM.

Externally, the improvements stretch even further, via a TASTEFULLY LANDSCAPED REAR GARDEN. Boasting MINIMAL MAINTENANCE and MAXIMUM ENJOYMENT!

The front aspect provides a gravelled driveway, allowing OFF-STREET PARKING for multiple vehicles and access into an INTEGRAL GARAGE. Equipped with lighting.

Additional benefits of this SLEEK AND SUBLIME home include uPVC double glazing and gas central heating, via a combination boiler. All installed in the last 6 months.

SET YOUR SIGHTS... On this magnificent residence! Promising perfect proportions and cracking convenience!... Ready and waiting for you to MOVE STRAIGHT IN! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



Asking Price: £220,000



|                                                                                                                                                                                                                |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b><br>Max measurements provided up to fitted storage cupboard. Housing the BRAND NEW GAS COMBINATION BOILER.                                                                                | 3'6 x 3'5 (1.07m x 1.04m)    |
| <b>GENEROUS LOUNGE/DINER:</b>                                                                                                                                                                                  | 23'10 x 10'4 (7.26m x 3.15m) |
| <b>INNER HALL:</b><br>Max measurements provided up to two fitted storage cupboards.                                                                                                                            | 6'4 x 3'10 (1.93m x 1.17m)   |
| <b>GROUND FLOOR W.C:</b><br>Access to the BRAND NEW electrical RCD consumer unit.                                                                                                                              | 4'7 x 3'2 (1.40m x 0.97m)    |
| <b>STUNNING MODERN KITCHEN:</b><br>A BRAND NEW fitted kitchen. Hosting an integrated fridge freezer, slim-line dishwasher, electric oven with four ring induction hob over and concealed extractor hood above. | 7'10 x 7'10 (2.39m x 2.39m)  |
| <b>FIRST FLOOR LANDING:</b>                                                                                                                                                                                    | 5'6 x 4'9 (1.68m x 1.45m)    |
| <b>MASTER BEDROOM:</b><br>Max measurements provided.                                                                                                                                                           | 10'6 x 10'5 (3.20m x 3.18m)  |
| <b>BEDROOM TWO:</b>                                                                                                                                                                                            | 10'1 x 7'10 (3.07m x 2.39m)  |
| <b>BEDROOM THREE:</b>                                                                                                                                                                                          | 10'4 x 7'0 (3.15m x 2.13m)   |
| <b>STYLISH CONTEMPORARY BATHROOM:</b>                                                                                                                                                                          | 10'4 x 7'0 (3.15m x 2.13m)   |
| <b>INTEGRAL GARAGE:</b><br>Max measurements provided. Length reduces to 9'2 ft (2.79m).                                                                                                                        | 13'9 x 7'10 (4.19m x 2.39m)  |



#### EXTERNALLY:

The property occupies a popular central position, close to shops, amenities and a popular Primary School. On the edge of the Town Centre. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR GRAVELLED DRIVEWAY with access into an integral garage. A concrete pathway leads to the front/side entrance door with two black external up/ down lights. A shared concrete pathway leads to a shared wooden gate. Continuing to a private wooden personal gate, opening into the BEAUTIFULLY LANDSCAPED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, enjoying an EXTENSIVE PAVED SEATING AREA. Directly from the uPVC double glazed French doors in the large lounge/diner. There is an outside tap and external up/down light. Fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS over the properties rear garden.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a BRAND NEW CENTRAL HEATING SYSTEM and uPVC double glazing throughout, with BRAND NEW WINDOWS AND DOORS INSTALLED in the last 6 months. 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: 890 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 'B'

#### EPC: Energy Performance Rating: 'tbc'- On Order

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 highly sought after 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.

#### Agents Note:

We are required under the Estate Agent Act 1979 and the Provision Of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by the Act.

#### 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.

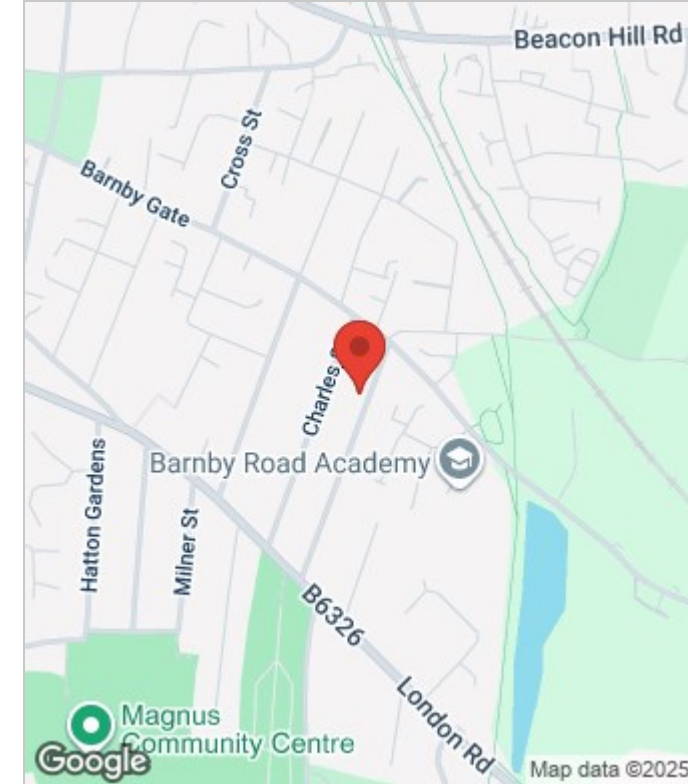




GROUND FLOOR



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>                            |                                                                                                               |           |
| (55-68) <b>D</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  |           |