



Massey Street, Newark

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OLIVER REILLY







# Massey Street, Newark

- EXTENDED 'VICKERS' SEMI-DETACHED HOME
- CONVENIENT LOCATION! CLOSE TO TOWN CENTRE!
- GENEROUS BAY-FRONTED LIVING & DINING ROOM
- EXTERNAL UTILITY & HOME ENTERTAINMENT SPACE
- CARPORT & EXTENSIVE DRIVEWAY
- THREE BEDROOMS
- OPEN-PLAN LIVING KITCHEN
- STYLISH FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED & LOW MAINTENANCE GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

Guide Price: £230,000 - £240,000. WELCOME TO YOUR NEXT CHAPTER!..

This splendid semi-detached 'Vickers' built home is a REAL GEM. Having been thoughtfully extended to create ample living space, which promises great living flexibility for any growing family.

The property STANDS PROUD with a high-degree of kerb appeal and boasts CRACKING CONVENIENCE for ease of access to a range of local amenities. Set within walking distance to the Town Centre and a range of transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION, via Newark North Gate Station.

This a attractive residence remains a huge credit to the existing owners, who have showcased IMPECCABLE PRESENTATION! Equally matched inside and out!

The well-proportioned internal layout comprises: Entrance hall, a LARGE BAY-FRONTED LIVING ROOM, separate sitting room OPEN-PLAN through to a STYLISH MODERN KITCHEN and a separate dining area, with French doors out to a delightful paved seating terrace.

The first floor provides THREE BEDROOMS and a STUNNING CONTEMPORARY BATHROOM.

Externally, the house occupies a great plot! Greeted with a DOUBLE GATED DRIVEWAY, allowing AMPLE OFF-STREET PARKING, via a carport.

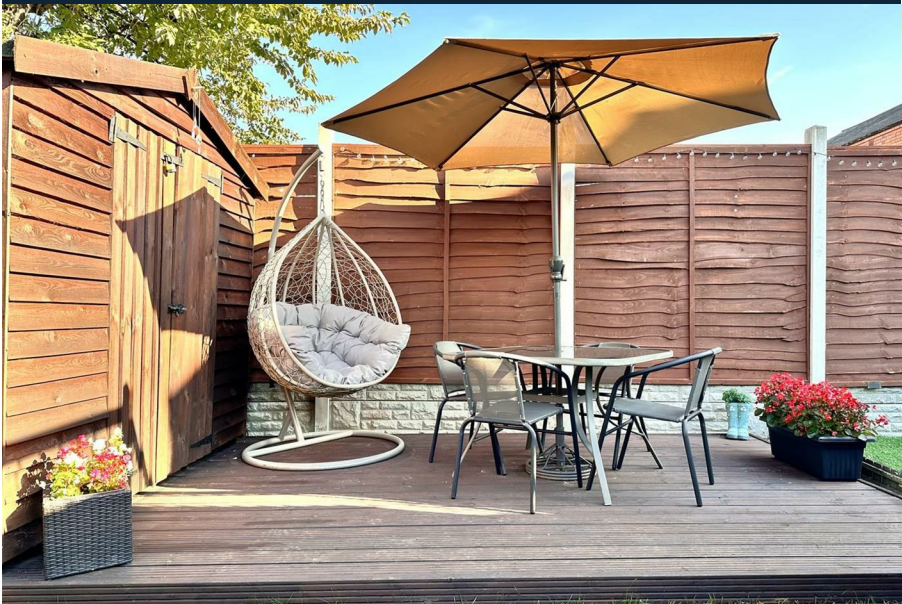
The BEAUTIFULLY LANDSCAPED and tiered rear garden is a joy to behold! Promising a tranquil external escape, with a variety of private seating areas. Promising MINIMAL MAINTENANCE and MAXIMUM ENJOYMENT! Enhanced by an external utility room, brick outbuilding/ store and a WONDERFUL HOME ENTERTAINMENT SPACE. Currently setup as a home bar, with power, lighting and French doors out to a decked seating terrace!

Additional benefits of this WARM AND WELCOME RESIDENCE include uPVC double glazing and gas central heating, via a combination boiler.

READY TO FALL IN LOVE?!... Do not delay, book your viewing TODAY!



Guide Price £230,000



ENTRANCE HALL:	6'2 x 5'9 (1.88m x 1.75m)
BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	16'3 x 13'8 (4.95m x 4.17m)
OPEN-PLAN LIVING KITCHEN: Max measurements provided.	16'3 x 12'8 (4.95m x 3.86m)
DINING ROOM:	9'9 x 5'8 (2.97m x 1.73m)
REAR HALL:	5'9 x 2'8 (1.75m x 0.81m )
FIRST FLOOR LANDING:	7'9 x 5'7 (2.36m x 1.70m)
GENEROUS MASTER BEDROOM:	16'2 x 11'2 (4.93m x 3.40m)
BEDROOM TWO: Max measurements provided.	11'6 x 9'6 (3.51m x 2.90m)
BEDROOM THREE:	7'10 x 7'10 (2.39m x 2.39m)
STYLISH MODERN BATHROOM:	9'7 x 4'10 (2.92m x 1.47m)
EXTERNAL UTILITY ROOM: Of brick construction. Accessed via an obscure uPVC double glazed side personal door. Providing vinyl flooring, a fitted laminate roll-top work surface. Equipped with power and lighting. Plumbing/ provision for a washing machine/ tumble dryer. Double doors open into the multi-functional home entertainment space. A manual up/ over garage door is still part of the building and could be re-installed, if required.	8'8 x 6'10 (2.64m x 2.08m)
HOME ENTERTAINMENT SPACE: Of brick construction. Currently setup as a marvellous home bar. Offering scope to be utilised for a variety of individual uses. Including a home office/ hobbies space. With wood-effect vinyl flooring. Equipped with power and lighting. uPVC double glazed French doors lead out to a decked seating terrace.	10'10 x 8'6 (3.30m x 2.59m)
BRICK OUTBUILDING/STORE: Of brick construction. Providing sufficient external storage space.	6'8 x 3'2 (2.03m x 0.97m)





#### Local Information & Amenities:

This property is conveniently located in a central residential location, within close proximity and walking distance to the Town Centre and popular BARNBY ROAD ACADEMY SCHOOL CATCHMENT. 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.

#### EXTERNALLY:

The property enjoys a popular and central position, in a highly regarded residential location, in close proximity to the Town Centre. The front aspect provides dropped kerb vehicular access onto an EXTENSIVE CONCRETE DRIVEWAY. Via low-level wrought-iron double gates, leading down to a carport. The attractive and manageable front garden is predominantly gravelled, with access to the concealed gas meter. There are low-level walled front and side boundaries. The side aspect leads to the main entrance door, with external light and outside tap. There is a timber personal gate which opens into the BEAUTIFUL LANDSCAPED REAR GARDEN. Having been carefully designed to create a magnificent external escape. There is a sizeable paved seating terrace, directly accessed from the uPVC double glazed French doors in the dining room. Providing an external wall light and outside tap. Access into the external utility and store. A decked pathway with timber handrail and spindle balustrade leads round to a RAISED DECKED OUTDOOR ENTERTAINMENT SPACE. A perfect setting for a gathering. Leading into the home entertainment space. Steps leads down from the paved terrace to a partial artificial lawn garden, with raised plant bed, a decked seating area and provision for a large garden shed. This continues round to a formal garden. Predominantly laid to lawn with raised gravelled borders and a small range of complementary bushes and shrubs. The garden retains a high-degree of privacy, with fully fenced side and rear boundaries.

#### 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 3 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: 950 Square Ft.

Measurements are approximate and for guidance only. This does not include the external utility and home entertainment space.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'D' (63)

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.





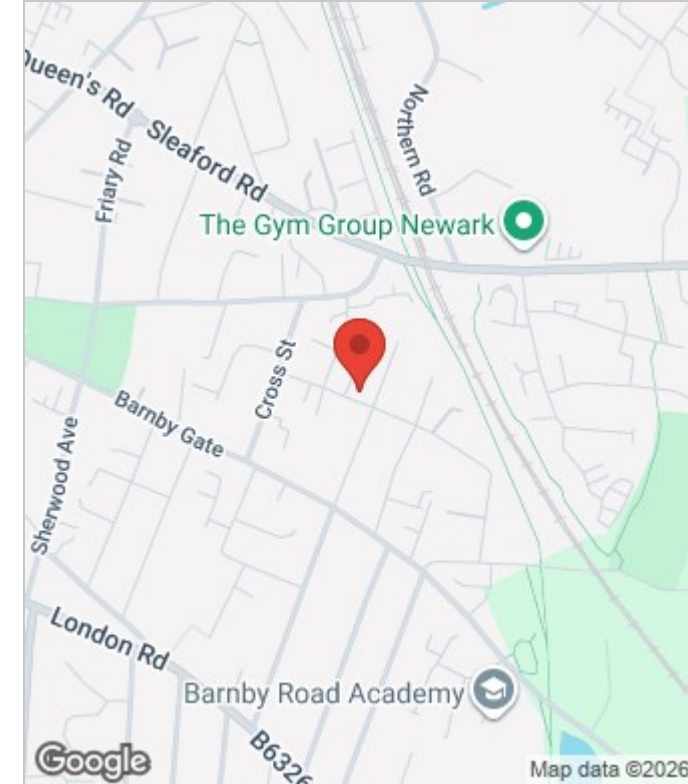




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

