



Cleveland Square, Newark

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OLIVER REILLY





Cleveland Square, Newark

Guide Price £180,000 - £190,000

- SPACIOUS SEMI-DETACHED HOME
- CONVENIENT LOCATION! CLOSE TO TOWN CENTRE!
- OPEN-PLAN DINING KITCHEN
- DETACHED SINGLE GARAGE & GATED DRIVEWAY
- NO ONWARD CHAIN!
- THREE BEDROOMS
- LARGE LOUNGE & CONSERVATORY
- GF BATHROOM & FIRST FLOOR SHOWER ROOM
- WELL-APPOINTED REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price: £180,000 - £190,000. A CRACKING CORNER PLOT! **NO CHAIN!!**

Take a look at this BOLD, BRIGHT AND BEAUTIFUL semi-detached home. Occupying a captivating corner plot setting, in a highly regarded residential location, close to Newark Town Centre and a wide array of amenities.

This eye-catching residence is a huge credit to the existing owners. Boasting impeccable presentation, having been EXTREMELY WELL-MAINTAINED! Both inside and out!

The copious internal design comprises: Entrance porch, a SPACIOUS BAY-FRONTED LIVING ROOM, dining kitchen, ground floor bathroom and a LARGE MULTI-PURPOSE CONSERVATORY.

The first floor hosts THREE BEDROOMS and a modern SHOWER ROOM.

Externally, the house STANDS PROUD on a brilliant plot. Greeted via a part walled wrought-iron DOUBLE GATED DRIVEWAY with access into a DETACHED SINGLE GARAGE.

The LARGE REAR GARDEN is of a perfect family-friendly proportion!.. Hosting a paved seating area and a great degree of privacy.

Additional benefits of this sizeable semi include uPVC double glazing and gas fired central heating, via a combination boiler.

STEP INTO YOUR NEW HOME... and MAKE IT YOUR OWN! Promising wonderful living space and superb potential to inject your own personality! Marketed with **NO ONWARD CHAIN!!**



ENTRANCE PORCH:	4'7 x 3'7 (1.40m x 1.09m)
GENEROUS BAY-FRONTED LIVING ROOM: Max measurements provided.	17'10 x 14'4 (5.44m x 4.37m)
DINING KITCHEN:	12'1 x 9'6 (3.68m x 2.90m)
GROUND FLOOR BATHROOM:	9'6 x 4'4 (2.90m x 1.32m)
LARGE CONSERVATORY: Of part brick and UPVC construction with a pitched poly-carbonate roof and PVC ceiling cladding. With wood-effect laminate flooring, a double panel radiator, power and lighting. uPVC double glazed windows to the rear and right side elevation. uPVC double glazed sliding doors lead out to a paved seating area, in the enclosed rear garden.	14'9 x 9'2 (4.50m x 2.79m)
FIRST FLOOR LANDING:	7'3 x 2'8 (2.21m x 0.81m)
MASTER BEDROOM:	13'9 x 8'10 (4.19m x 2.69m)
BEDROOM TWO: Max measurements provided.	9'9 x 9'6 (2.97m x 2.90m)
BEDROOM THREE:	9'6 x 6'8 (2.90m x 2.03m)
FIRST FLOOR SHOWER ROOM: Max measurements provided.	6'2 x 5'9 (1.88m x 1.75m)
DETACHED SINGLE GARAGE: Of sectional concrete construction with a pitched roof. Accessed via a manual up/ over garage door. A left sided wooden personal door gives access to the garden.	15'10 x 9'4 (4.83m x 2.84m)





EXTERNALLY:

The property stands proud in a popular residential area, close to a range of amenities and transport links. Occupying a great corner plot! The front aspect is greeted with dropped kerb vehicular access onto a low-level double wrought iron gated and paved driveway, with access into the DETACHED SINGLE GARAGE. The well-tended front garden is predominantly laid to lawn, with a paved pathway leading to the front entrance door. There is a complementary walled front boundary and fenced side boundaries. A right sided concrete pathway provides access to a garden shed and outside tap. Down to the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with partial planted borders/ bushes and a paved central pathway down to the bottom of the garden to a mature tree. There is a lovely paved seating area, directly from the uPVC double glazed sliding doors in the conservatory, with raised plant beds and an external light. 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 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: 866 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' (69)

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.

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.

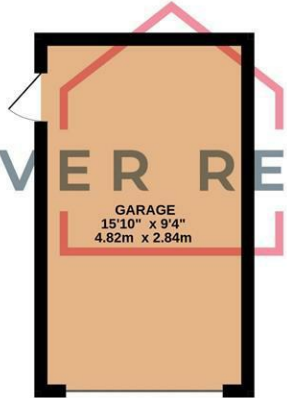
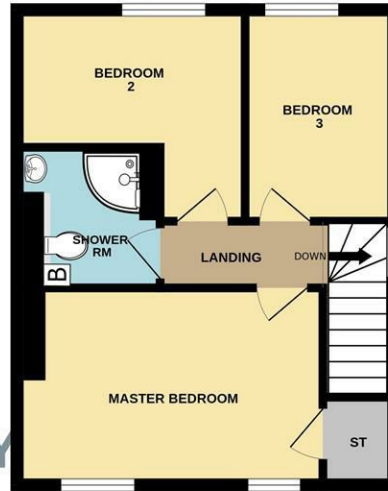




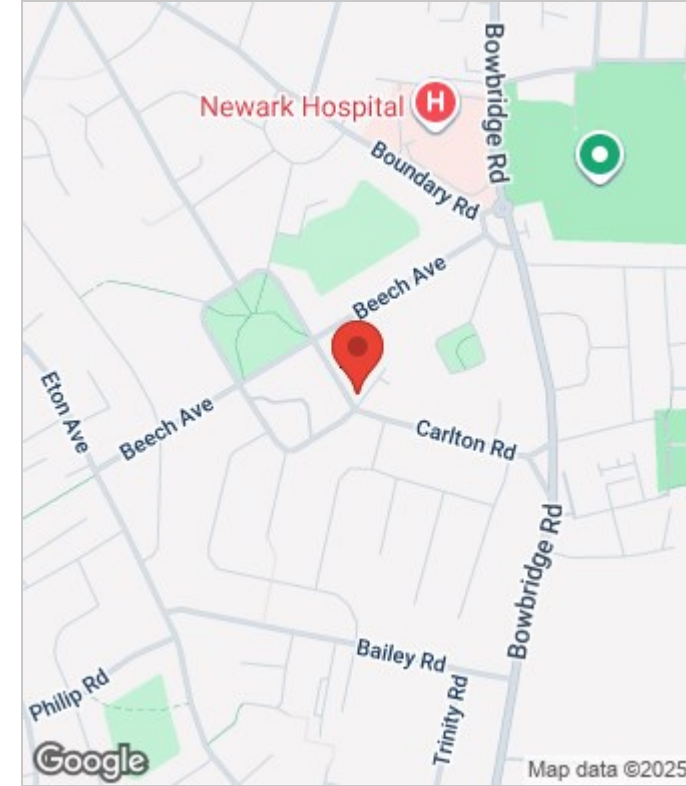
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	