



Cross Street, Newark

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 OLIVER REILLY







# Cross Street, Newark

- CENTRAL TERRACE HOME
- WALKING DISTANCE TO TOWN & TRAIN STATIONS
- SPACIOUS FIRST FLOOR BATHROOM
- BRICK OUTBUILDING & CELLAR STORE ROOM
- SCOPE TO MODERNISE & MAKE YOUR OWN!
- TWO BEDROOMS
- LOUNGE & DINING KITCHEN
- WELL-APPOINTED LOW-MAINTENANCE GARDEN
- uPVC Double Glazing & Gas Central Heating
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £110,000-£120,000. ONE TO MAKE YOUR OWN..!

This is a great opportunity to acquire a CENTRALLY LOCATED terrace home. Offering a perfect chance to INJECT YOUR OWN PERSONALITY & COSMETICALLY IMPROVE!

This brilliant blank canvas holds a deceptively spacious internal layout, comprising: Lounge and a dining kitchen. The first floor provides TWO BEDROOMS and a modern FIRST FLOOR BATHROOM.

Additionally, there is access to a useful cellar store room, which holds great scope for either storage or conversion. Subject to relevant approvals.

Externally, the property promotes a larger than average LOW-MAINTENANCE rear courtyard garden, with access to a useful BRICK OUTBUILDING.

Further benefits of this conveniently situated property include uPVC double glazing and gas fired central heating, via a modern combination boiler.

Promoting GREAT POTENTIAL IN A PRIME LOCATION! Don't miss out, its time to turn this house into YOUR HOME! Marketed with NO ONWARD CHAIN!



Guide Price £110,000 - £120,000



LOUNGE:	12'7 x 10'7 (3.84m x 3.23m)
KITCHEN/DINER:	10'7 x 9'7 (3.23m x 2.92m)
CELLAR STORE ROOM:	12'8 x 10'4 (3.86m x 3.15m)
Max measurements provided.	
FIRST FLOOR LANDING:	5'9 x 2'7 (1.75m x 0.79m)
MASTER BEDROOM:	11'2 x 9'7 (3.40m x 2.92m)
BEDROOM TWO:	10'7 x 9'7 (3.23m x 2.92m)
FIRST FLOOR BATHROOM:	11'11 x 6'5 (3.63m x 1.96m)
DETACHED OUTBUILDING:	7'2 x 6'10 (2.18m x 2.08m )
Of brick built construction, with a pitched tiled roof. Accessed via a wooden personal door, with a wooden single glazed window to the front elevation. Providing an ideal external storage space.	

**EXTERNALLY:**  
The property occupies a great central location, within walking distance to the Town Centre. The well-appointed, low-maintenance rear courtyard garden holds great scope for you to make your own! Predominantly paved with a gravelled seating area, at the bottom of the garden. Access to the brick outbuilding. There is an outside tap, external light, fenced side and rear boundaries. Please Note: There is shared access across the properties garden, via one neighbouring home, to the right hand side. A left sided wooden personal gate opens onto a shared passageway, with external light, leading out to the front of the property





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler 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: 700 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' (59)

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 and central residential location, within walking distance to 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.

#### 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.

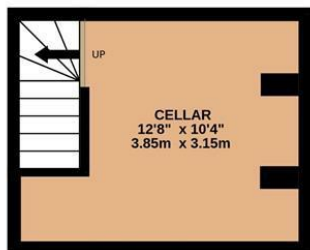








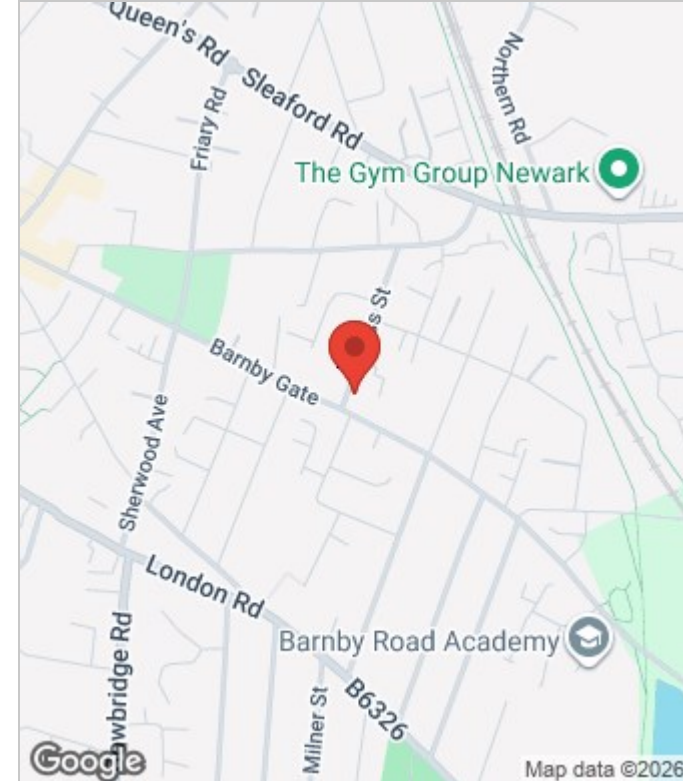
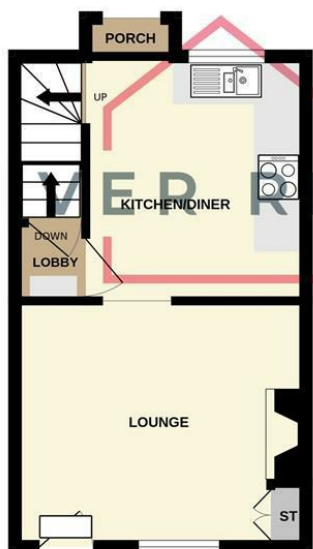
CELLAR



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>59</b>	<b>84</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 