



Barnby Gate, Newark

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 OLIVER REILLY



Barnby Gate, Newark

- CENTRALLY LOCATED TERRACE HOME
- WALKING DISTANCE TO TOWN CENTRE
- MODERN GROUND FLOOR WET ROOM
- SCOPE TO ADAPT, ADD VALUE & IMPROVE
- Gas CH & uPVC Double Glazing
- TWO DOUBLE BEDROOMS
- LOUNGE & DINING KITCHEN
- SPACIOUS CELLAR WITH POTENTIAL
- LOVELY ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

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

This homely terrace home is RIPE AND READY for you to inject your own personality and modernise! Occupying a commanding central position, set a short walk to Newark Town Centre and close to a range of amenities and popular schools. Lying in catchment for Barnby Road Academy.

The well-maintained internal accommodation comprises: Lounge, dining kitchen, rear lobby and a spacious wet room.

The first floor landing hosts TWO DOUBLE BEDROOMS. Additionally, there is a useful cellar store room with great potential to be utilised into additional living space. Subject to relevant building regulation approvals.

Externally, the property enjoys a well-appointed, manageable and private rear garden. Hosting a concrete seating area and further scope to extend. Subject to planning approvals.

Further benefits of this BRILLIANT BLANK CANVAS include uPVC double glazing and gas fired central heating, via a modern combination boiler.

LET YOUR CREATIVITY FLOW inside this highly regarded residence. Primed and ready for a new lease of life! Marketed with NO ONWARD CHAIN...!



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LOUNGE:	11'10 x 11'7 (3.61m x 3.53m)
KITCHEN/DINER:	11'6 x 11'3 (3.51m x 3.43m)
REAR LOBBY:	3'6 x 3'5 (1.07m x 1.04m)
GROUND FLOOR WET ROOM:	6'7 x 4'9 (2.01m x 1.45m)
FIRST FLOOR LANDING:	2'8 x 2'7 (0.81m x 0.79m)
MASTER BEDROOM:	11'6 x 11'1 (3.51m x 3.38m)
BEDROOM TWO: Max measurements provided.	11'6 x 11'3 (3.51m x 3.43m)
CELLAR STORE ROOM:	11'9 x 11'2 (3.58m x 3.40m)

EXTERNALLY:

The property provides a well-appointed, low-maintenance enclosed garden. Predominantly gravelled with an extensive concrete seating area. There is sufficient space to extend to the rear. Subject to planning approvals. There is a walled left side boundary, fenced right and rear boundaries. PLEASE NOTE: There is shared access across neighbouring homes, via a shared passageway leading to the front of the house. There is NO SHARED ACCESS across this properties garden.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'IDEA' 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: 785 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' (64)

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 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:

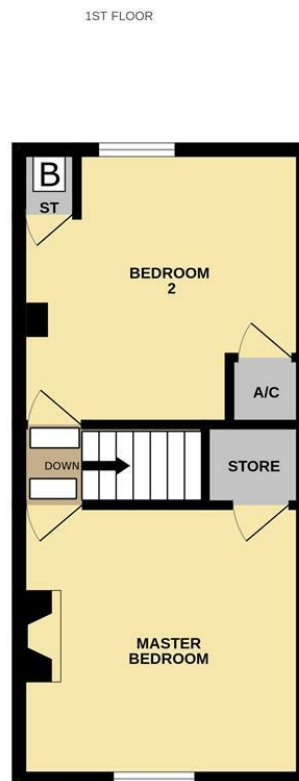
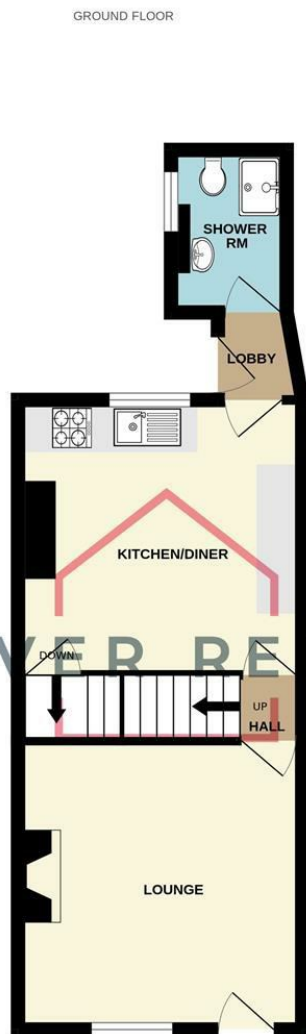
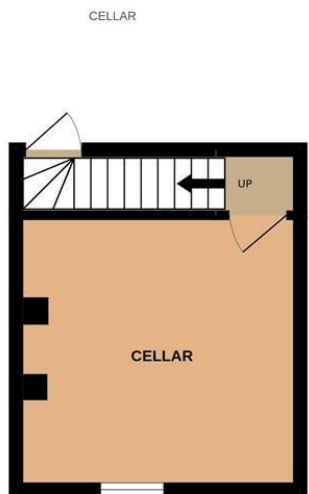
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 