



Grange Road, Newark



OLIVER REILLY



- SPACIOUS SEMI-DETACHED HOME
- THREE SIZEABLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- DETACHED GARAGE & OUTBUILDING
- WELL-APPOINTED ENCLOSED GARDEN
- MULTI-CAR DRIVEWAY
- uPVC DOUBLE GLAZING & GAS CH
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- NO CHAIN. Tenure: Freehold EPC 'D' (57)

### TAKE THE NEXT STEP... YOUR NEW START AWAITS!

Don't miss out on this excellent three bedroom semi-detached home. Conveniently positioned close to a wide array of superb local amenities and transport links. Set on the outskirts of Newark Town Centre. This well-proportioned family-sized home lends itself as a **PERFECT** first time or investment purchase. Primed and ready for you to step inside and gain a full sense of appreciation. The property enjoys an vast degree of external and internal space, with accommodation comprising: Entrance hall, spacious bay-fronted lounge, a fitted kitchen with open archway into an equally large dining room. The first floor landing provides a contemporary three-piece bathroom and **THREE GENEROUS BEDROOMS**. Externally, you're further treated to a multi-car driveway to the front aspect, with scope to enlarge and enhance, if required. There is a detached single garage, with power and lighting. The sizeable rear garden is fully enclosed, with a paved seating area and a detached brick built outbuilding. Providing power and lighting. Further benefits of this well-maintained contemporary home include uPVC double glazing throughout and gas central heating via a modern combination boiler. Take a look at this **GREAT FIND** before its too late. Marketed with **NO ONWARD CHAIN..!**



#### ENTRANCE HALL:

11'8 x 5'10 (3.56m x 1.78m)  
An inviting reception hall. Accessed via a secure uPVC front entrance door. Providing laminate flooring, carpeted stairs rising to the first floor. Under stairs storage cupboard housing the gas meter and electrical RCD consumer unit. A ceiling light fitting, telephone point, smoke alarm and a 'Honeywell' central heating thermostat. uPVC double glazed window to the side elevation. Open access into the kitchen and an internal door leads into the bay-fronted lounge.

14'10 x 13'1 (4.52m x 3.99m)

#### BAY-FRONTED LOUNGE:

A generous reception room. Providing a feature walk-in bay window, with uPVC double glazed window to the front elevation. Ceiling light fitting and electric feature fireplace, with a raised hearth and decorative dark wooden surround. Max measurements provided into bay-window.

10'7 x 8'1 (3.23m x 2.46m)

#### KITCHEN:

Providing laminate flooring. A range of fitted wall and base units with laminate work surfaces over and partial walled tiled splash backs. Inset stainless steel sink with drainer. Integrated electric oven with a four ring gas hob over and stainless steel extractor fan above, with a stainless steel splash back. Provision for an under counter fridge and freezer. Open alcove provides a further base unit. Access to the modern 'WORCESTER' combination boiler and plumbing provision for a washing machine. Ceiling light fitting, uPVC double glazed window to the side elevation. An obscure uPVC double glazed rear door gives access into the garden. Open archway leads into the separate dining room.

10'10 x 9'6 (3.30m x 2.90m)

#### DINING ROOM:

A spacious reception room. Providing laminate flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation. Looking out onto the rear garden.

8'1 x 5'8 (2.46m x 1.73m)

#### FIRST FLOOR LANDING:

Well-proportioned. Providing carpeted flooring, ceiling light fitting, loft hatch access point, smoke alarm, fitted airing cupboard with shelving, a uPVC double glazed window to the side elevation. Access into the family bathroom and all three sizeable bedrooms. Max measurements provided.

12'9 x 11'0 (3.89m x 3.35m)

#### MASTER BEDROOM:

A **GENEROUS DOUBLE BEDROOM**. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the front elevation.

11'1 x 9'7 (3.38m x 2.92m)

#### BEDROOM TWO:

An additional **DOUBLE BEDROOM**. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation, overlooking the rear garden.

8'8 x 8'3 (2.64m x 2.51m)

#### BEDROOM THREE:

A spacious single bedroom. Providing carpeted flooring, a ceiling light fitting, over-stairs storage cupboard with clothes hanging rail. uPVC double glazed window to the front elevation. Max measurements provided.





#### EPC: Energy Performance Rating: 'D' (57)

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, just over 1 mile away from 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, 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.

#### FAMILY BATHROOM:

8'11 x 5'6 (2.72m x 1.68m)  
Of attractive modern design. Providing laminate flooring. A panelled bath with chrome mixer tap and mains shower facility, with a wall mounted clear-glass shower screen and floor to ceiling contemporary tiled splash backs. Low-level W.C, pedestal wash hand basin with chrome taps and vanity storage cabinet above. Partial walled tiled splash backs. Ceiling light fitting, extractor fan. Obscure uPVC double glazed window to the rear and right side elevation.

#### DETACHED SINGLE GARAGE:

19'1 x 9'9 (5.82m x 2.97m)  
Of brick built construction. Providing a manual up/ over garage door. Power and lighting and a secure left side aluminum personnel door. Giving access into the garden. uPVC double glazed window to the rear elevation.

#### DETACHED BRICK OUTBUILDING:

9'6 x 7'7 (2.90m x 2.31m)  
Of brick built construction. Providing a wooden personnel access door, with a wooden single glazed obscure window to the front elevation. With power and lighting. Approximate measurements provided.

#### EXTERNALLY:

The property stands on a generous 0.07 of an acre plot. The front aspect offers dropped kerb vehicular access onto a concrete multi-car driveway, with access into the detached single garage. The front garden is laid to lawn with established bushes. There is scope to utilise this space into additional parking options, if required. There is a medium height breeze-block front and left side boundary and pivot hedged right side boundary. There is access to the front door, with an external light. A secure wooden right access gate leads into the well-appointed and fully enclosed rear garden. Predominantly laid to lawn with an extensive paved patio. A winding block paved pathway leads to the bottom of the garden. There are a vast array of established planted bushes and borders and a mature tree. There is an outside tap and external security light. There are fenced left side and rear boundaries and continuation of the established high-level pivot hedged right side boundary.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 844 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'



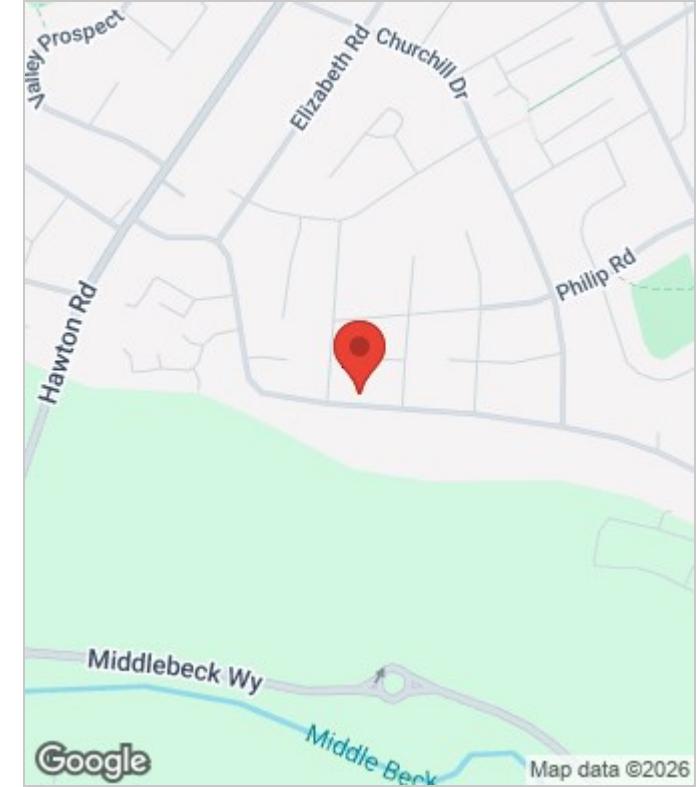


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	