




Trent Way, Newark

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 OLIVER REILLY

GOOD  
VIBES  
ONLY



# Trent Way, Newark

Guide Price £175,000 - £185,000

- LOVELY SEMI-DETACHED HOME
- QUIET & CONVENIENT CENTRAL LOCATION
- STYLISH MODERN DINING KITCHEN
- CHARMING PRIVATE REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- LARGE L-SHAPED LIVING ROOM & CONSERVATORY
- DETACHED GARAGE & GATED DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'



Guide Price: £175,000 - £185,000. LIGHT, BRIGHT AND BEAUTIFULLY MAINTAINED!...

Make this smashing semi-detached home THE ONE FOR YOU!

Promising convenience combined with contemporary living, this wonderfully maintained home is PRIMED AND READY for your immediate appreciation! Situated in a quiet residential area, in walking distance to the Town Centre. Close to a wide array of amenities and transport links, including ease of access onto the A1 and A46.

This attractive modern gem provides a BRIGHT, AIRY and FREE-FLOWING internal design comprising: Entrance hall, a spacious L-shaped living room, SUPERB OPEN-PLAN DINING KITCHEN and a conservatory.

The first floor hosts a large family bathroom and three bedrooms. The copious master bedroom is enhanced by a useful dressing area.

Externally, the property is greeted via a GATED DRIVEWAY. Leading down to a DETACHED SINGLE GARAGE. Equipped with power and lighting and into the private and WELL-APPOINTED REAR GARDEN. Offering an ideal external escape, suitable for the whole family!

Further benefits of this magnificent modern home include uPVC double glazing and gas fired central heating.

STOP & LOOK!... This is TOO GOOD TO SCROLL PAST! Internal viewings come highly recommended.

<b>ENTRANCE HALL:</b>	10'6 x 2'10 (3.20m x 0.86m)
<b>LARGE L-SHAPED LIVING ROOM:</b> Max measurements provided.	16'7 x 11'7 (5.05m x 3.53m)
<b>STYLISH MODERN DINING KITCHEN:</b>	16'6 x 8'5 (5.03m x 2.57m)
<b>CONSERVATORY:</b>	9'5 x 9'2 (2.87m x 2.79m)
<b>FIRST FLOOR LANDING:</b>	9'5 x 2'10 (2.87m x 0.86m)
<b>MASTER BEDROOM:</b>	16'7 x 8'5 (5.05m x 2.57m)
<b>BEDROOM TWO:</b> Max measurements provided.	10'5 x 8'4 (3.18m x 2.54m)
<b>BEDROOM THREE:</b>	8'4 x 5'10 (2.54m x 1.78m)
<b>FAMILY BATHROOM:</b>	8'4 x 5'9 (2.54m x 1.75m)

**DETACHED SINGLE GARAGE:**

Of sectional concrete construction with a pitched roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. Wooden window to the left side elevation. A wooden left sided personal door gives access into the garden.





#### EXTERNALLY:

The property occupies a popular central position, in a quiet residential area. close to main road links, amenities and the Town Centre. The front aspect is greeted with dropped kerb vehicular access onto a concrete driveway, via a double wrought-iron gated entrance. The front aspect is laid to lawn, with access to the side entrance door, with a sloped roof storm canopy above. There is a high-level right sided hedged boundary, fenced front and left side boundaries. The left side aspect provides access into the well-appointed and highly private rear garden. Predominantly laid to lawn with a paved seating area, directly accessed via the uPVC double glazed personal door in the conservatory. There is access into the DETACHED SINGLE GARAGE. Outside tap, external security light, mature conifer hedged right side boundary, fenced left side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'WORCESTER' 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: 843 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 'B'

#### EPC: Energy Performance Rating: 'C'

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. 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. 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:

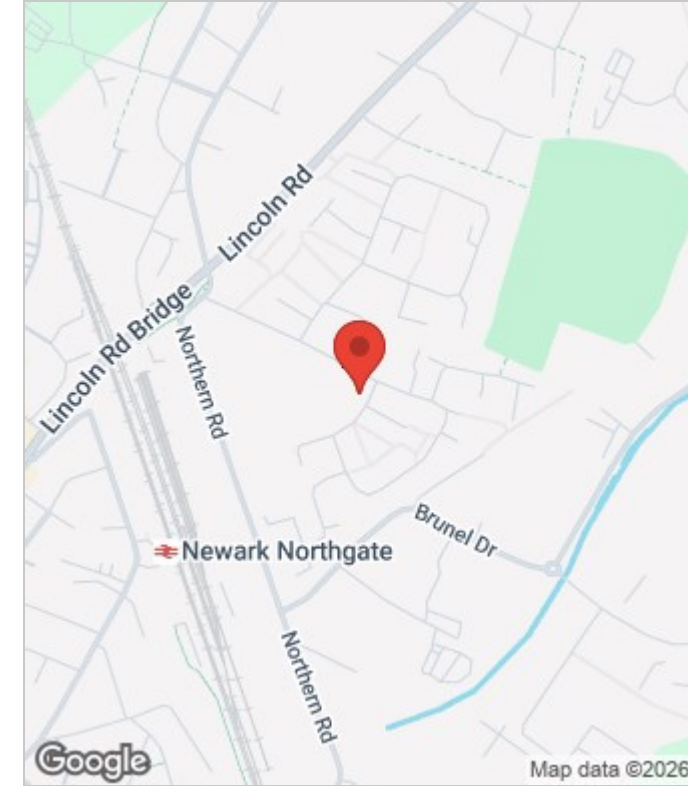
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	