



Cherry Holt, Newark

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OLIVER REILLY



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- SPACIOUS CONTEMPORARY TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERNISED KITCHEN & UTILITY ROOM
- GATED OFF-STREET PARKING
- uPVC Double Glazing & Gas Central Heating
- THREE SIZEABLE BEDROOMS
- LARGE LOUNGE/DINER WITH LOG BURNER
- FIRST FLOOR SHOWER ROOM & W.C
- WELL-APPOINTED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

BEAT THE RUSH!!!

To this spacious and NEWLY IMPROVED terrace home. Positioned on the outskirts of Newark Town Centre. Ensuring ease of access to amenities and main roads.

This PERFECTLY PROPORTIONED family-sized home has been tastefully renovated to create an instantaneously warm, welcoming and stylish design. READY FOR YOUR APPRECIATION!

The spacious internal layout comprises: Entrance hall, a GENEROUS DUAL-ASPECT LOUNGE/DINER with feature log burner, complementary oak-effect laminate flooring and French door out to the garden. A sizeable fitted kitchen and separate utility room.

The first floor landing leads into THREE EXCELLENT SIZED BEDROOMS a modern shower room and separate W.C.

Externally, the house stands on a wonderfully sized plot. The front aspect promotes a GATED GRAVELLED DRIVEWAY. The well-appointed rear garden hosts a perfect external escape, which can be enjoyed and utilised by the whole family!

Additional benefits of this PERFECTLY PROPORTIONED home include uPVC double glazing, attractive oak internal doors throughout and gas fired central heating.

Boasting SPACE & STYLE WHERE IT MATTERS!!! Early viewings are ESSENTIAL in order to avoid disappointment. Marketed with **NO ONWARD CHAIN!!**.



Asking Price: £180,000



ENTRANCE HALL:	5'6 x 3'5 (1.68m x 1.04m)
LARGE DUAL-ASPECT LOUNGE/DINER:	19'10 x 11'2 (6.05m x 3.40m)
MODERN FITTED KITCHEN: Max measurements provided.	11'4 x 11'2 (3.45m x 3.40m)
UTILITY ROOM: Max measurements provided.	7'10 x 7'5 (2.39m x 2.26m)
FIRST FLOOR LANDING: Max measurements provided.	8'5 x 5'10 (2.57m x 1.78m)
MASTER BEDROOM:	11'4 x 10'10 (3.45m x 3.30m)
BEDROOM TWO:	14'1 x 7'10 (4.29m x 2.39m)
BEDROOM THREE:	8'7 x 8'4 (2.62m x 2.54m)
CONTEMPORARY SHOWER ROOM:	5'8 x 5'4 (1.73m x 1.63m)
FIRST FLOOR W.C:	5'5 x 2'7 (1.65m x 0.79m)

EXTERNALLY:

The property conveniently situated for ease of access to the Town Centre. Close to a wide array of amenities. The front aspect provides a double wrought-iron gated entrance, onto an EXTENSIVE GRAVELLED DRIVEWAY. Ensuring ample off-street parking. There is a secondary low-level wrought-iron personal gate, opening onto a concrete pathway, leading to the entrance and utilities doors, with external wall light. There are fenced side boundaries. The well-appointed rear garden is accessed via the uPVC double glazed French doors in the large lounge/diner or additional external door in the kitchen. Promoting an excellent external escape. Predominantly laid to lawn, with partial borders, a concrete pathway and small range of established trees. There is provision for a a garden shed, an outside tap, external light, fully fenced side and rear boundaries.

**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: 880 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' (73)**

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.

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.

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.

Draft Details-Awaiting Approval:

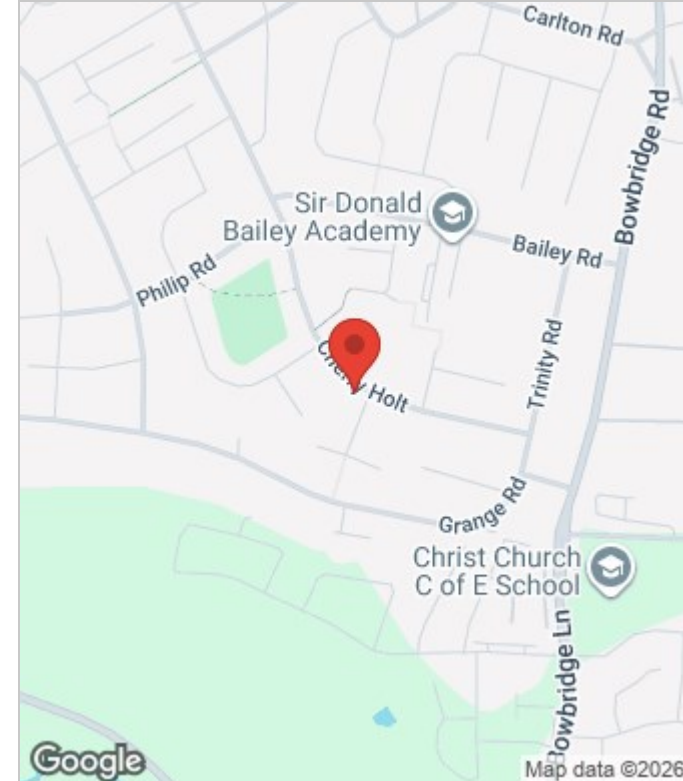
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	