# Harcourt Street, Newark

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OLIVER REILLY

# Harcourt Street, Newark

## Offers in excess of £200,000

- SUBSTANTIAL TERRACE HOME
- POPULAR CENTRAL LOCATION
- MODERN KITCHEN & STYLISH SHOWER ROOM
- GENEROUS REAR GARDEN WITH OUTBUILDINGS
- CHARACTER, CHARM & SCOPE TO MAKE YOUR OWN!
- THREE WELL-PROPORTIONED BEDROOMS
- TWO LARGE RECEPTION ROOMS & CELLAR STORE
- WALKING DISTANCE TO TOWN CENTRE & BOTH TRAIN STATIONS`
- AMPLE ON-STREET PARKING
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

CHARACTER & CHARM MEETS CENTRAL CONVENIENCE!...
Here we have a marvellous and traditional terrace home, pleasantly positioned in walking distance to Newark Town Centre, a full range of amenities and both train stations. One of which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION.
If you're seeking a PERFECTLY-PROPORTIONED period property that leaves much to the imagine for you to inject your own personality. THEN LOOK NO FURTHER!...
The copious internal layout comprises: Entrance hall, a sizeable BAY-FRONTED LOUNGE with a lovely feature fireplace, a separate beamed dining room, with additional fireplace. OPEN-PLAN through to a modern fitted kitchen.
The large first floor landing hosts THREE EXCELLENT SIZED BEDROOMS and an EYE-CATCHING CONTEMPORARY SHOWER ROOM.
There is a large cellar store room, equipped with power and lighting. Showcasing great promise to be utilised into additional living accommodation, subject to relevant approvals.
Externally, the property pleasantly provides a larger than average rear garden. Enjoying an extensive private courtyard, leading down to two detached brick outbuildings. One for storage and the other with a W.C. There is ample external space for the whole family to enjoy. Promoting a HIGH-DEGREE OF PRIVACY and scope to make your own!
Additional benefits of this STRIKING, SPACIOUS & CHARACTER-FILLED HOME include uPVC double glazing and gas central heating, via a modern combination boiler.
ELEGANTLY DESIGNED, BRIMMING WITH CHARM!!! Do not delay, book your viewing TODAY!
Marketed with NO ONWARD CHAIN!!!

| | |
|---|---|
| **ENTRANCE HALL:** | 9'5 x 5'6 (2.87m x 1.68m) |
| **BAY-FRONTED LOUNGE:** Max measurements provided into bay-window. | 15'4 x 12'4 (4.67m x 3.76m) |
| **BEAMED DINING ROOM:** | 14'4 x 12'9 (4.37m x 3.89m) |
| **OPEN-PLAN MODERN KITCHEN:** | 10'3 x 7'6 (3.12m x 2.29m) |
| **FIRST FLOOR LANDING:** | 16'3 x 5'4 (4.95m x 1.63m) |
| **MASTER BEDROOM:** | 13'1 x 10'2 (3.99m x 3.10m) |
| **BEDROOM TWO:** | 12'10 x 10'1 (3.91m x 3.07m) |
| **BEDROOM THREE:** | 13'2 x 5'8 (4.01m x 1.73m) |
| **UPPER HALLWAY:** | 12'9 x 3'10 (3.89m x 1.17m) |
| **CONTEMPORATY SHOWER ROOM:** | 9'10 x 7'8 (3.00m x 2.34m) |
| **CELLAR STORE ROOM:** Providing useful internal storage and scope to be utilised into additional living accommodation. Subject to relevant approvals. Equipped with power and lighting. Max measurements provided into bay. | 15'7 x 12'4 (4.75m x 3.76m) |
| **OUTBUILDING 1:** Of brick built construction with a pitched pantile roof. Accessed via a wooden personal door. Providing useful external storage. | 5'4 x 4'4 (1.63m x 1.32m) |
| **OUTBUILDING 2/ W.C:** Of brick built construction with a pitched pantile roof. Accessed via a wooden personal door. Providing a low-level W.C | 5'4 x 4'10 (1.63m x 1.47m) |

## EXTERNALLY:

This attractive and elegant period terrace home is situated in a convenient central location. Close to the Town Centre, main roads and amenities. The front aspect provides a low-maintenance frontage, with low-level walled front and right side boundary. A block paved pathway leads to a shared personal passage door, to the side entrance door.
The WELL-APPOINTED and PRIVATE rear garden is predominantly laid to lawn with high-level privet hedged left side boundary, a fenced right side boundary and part walled/ fenced rear boundaries. There is an extensive concrete courtyard, directly accessed from the uPVC double glazed side door in the kitchen, with partial raised planted borders. Hosting a great space for relaxing and entertaining. This gives access into the detached brick outbuildings. PLEASE NOTE: there is a right over access over the neighbouring property to the left hand side for personal use, via a shared passageway. There is also shared access across this properties rear garden, from two neighbouring homes. For further clarification, please speak to the selling agent.

## 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: 1,290 Square Ft.

Measurements are approximate and for guidance only. This includes the cellar space.

## Tenure: Freehold.

Sold with vacant possession on completion.

## Local Authority:

Newark & Sherwood District Council.

## Council Tax: Band 'A'

## EPC: Energy Performance Rating: 'tbc'- On Order

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. 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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

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