



Jersey Street, Newark

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OLIVER REILLY



# Jersey Street, Newark

- SPACIOUS TERRACE HOME
- CONVENIENT LOCATION! CLOSE TO TOWN CENTRE!
- SCOPE TO MODERNISE & MAKE YOUR OWN!
- GATED DRIVEWAY TO REAR
- EARLY VIEWING ESSENTIAL!
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- WELL-APPOINTED FRONT & REAR GARDENS
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

A HOME TO MAKE YOUR OWN!...

Make the most of this exciting opportunity to acquire a well-built, cleverly designed and deceptively spacious mid-terrace home. Promising MUCH MORE THAN MEETS THE EYE!... With a copious layout and ample potential. Ready and waiting for you to make your own!

The property is pleasantly position in a prime and convenient residential location, close to the Town Centre, an array of amenities and main roads.

This much-loved family residence has been very well-maintained, leaving much to your imagination for cosmetic enhancement and improvement.

The spacious internal layout comprises: Inviting entrance hall, a generous bay-fronted lounge, separate dining room with French doors and a well-appointed kitchen.

The first floor hosts THREE DOUBLE BEDROOMS and a modern shower room.

Externally, the potential and possibilities continue. Occupying an enviable plot. The large front garden is well-maintained and promotes scope for a driveway. Subject to a dropped kerb. The lovely rear garden is similarly matched in size and presentation. Hosting a detached summer house, a paved patio and a GATED CONCRETE DRIVEWAY. Accessed to the rear, from St.Mary's Gardens.

Additional benefits of this PERFECTLY-PROPORTIONED residence include uPVC double glazing and gas heaters.

FEAST YOUR EYES on the FAB-U-LOUS POTENTIAL! associated with this fantastic family-sized home! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



## Offers in excess of £140,000



Gated Driveway To Rear

|                      |                              |
|----------------------|------------------------------|
| ENTRANCE HALL:       | 11'10 x 5'10 (3.61m x 1.78m) |
| BAY-FRONTED LOUNGE:  | 13'3 x 11'10 (4.04m x 3.61m) |
| DINING ROOM:         | 10'6 9'10 (3.20m 3.00m)      |
| KITCHEN:             | 10'5 x 9'4 (3.18m x 2.84m)   |
| FIRST FLOOR LANDING: | 8'6 x 7'9 (2.59m x 2.36m)    |
| MASTER BEDROOM:      | 12'9 x 10'6 (3.89m x 3.20m)  |
| BEDROOM TWO:         | 11'10 x 9'2 (3.61m x 2.79m)  |
| BEDROOM THREE:       | 12'3 x 8'9 (3.73m x 2.67m)   |
| SHOWER ROOM:         | 8'6 x 5'6 (2.59m x 1.68m )   |

**EXTERNALLY:**

This spacious family home is situated close to the Town Centre, in a popular residential area. The front aspect is greeted with a low-level wrought-iron gate, onto a paved pathway leading to the front entrance door, with storm canopy above. The well-tended front garden is laid to lawn. Hosting complementary planted border, fenced front and side boundaries, There is excellent scope for the frontage to be utilised into a driveway. Subject to a dropped kerb being approved.

The generous rear garden is predominantly laid to lawn, with a variety of mature trees, a large paved seating area, directly accessed from the uPVC double glazed French doors in the dining room. Access into a large detached summer house, a metal storage shed and additional garden shed. There is an external security light, fenced side/ rear boundaries and a wooden rear personal gate. There is a DRIVEWAY TO THE REAR of the property. Accessed via St.Mary's Gardens with secure double gates.



#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas heaters 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: 895 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: 'bbc'- 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 popular residential location, within close proximity and 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 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:

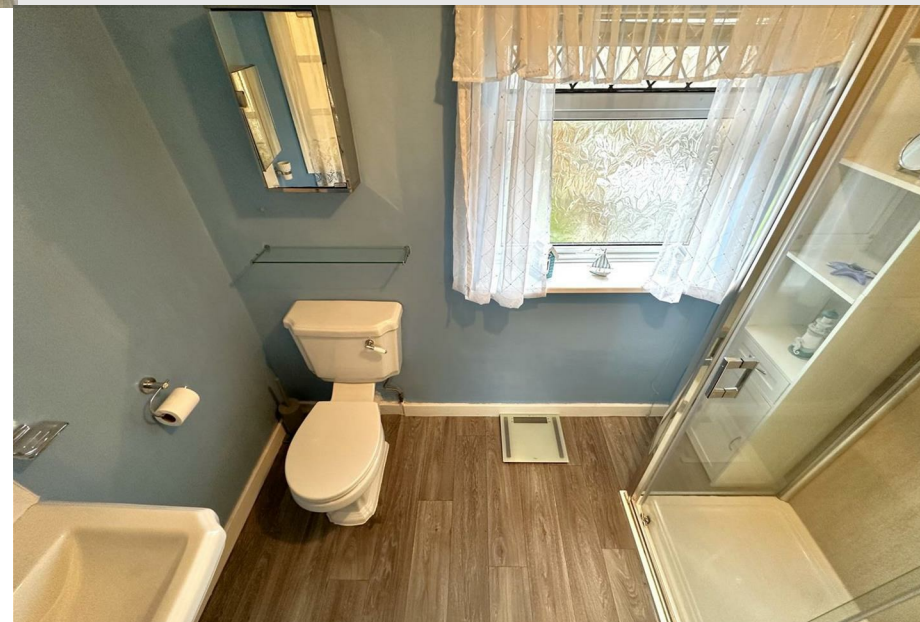
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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.

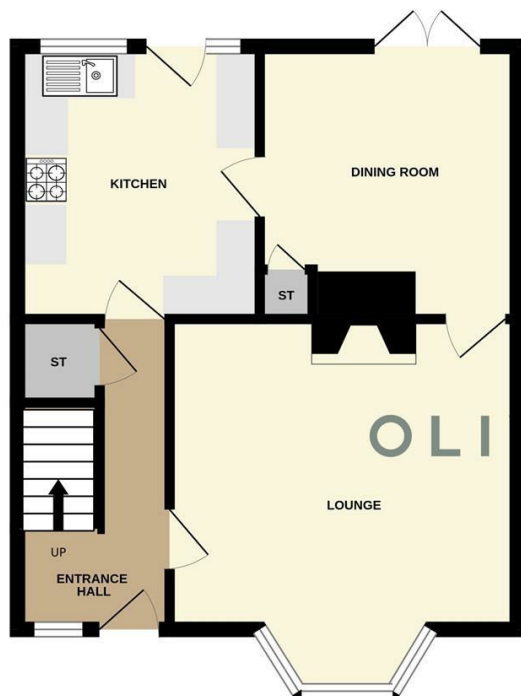
#### Draft Details-Awaiting Approval:

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.

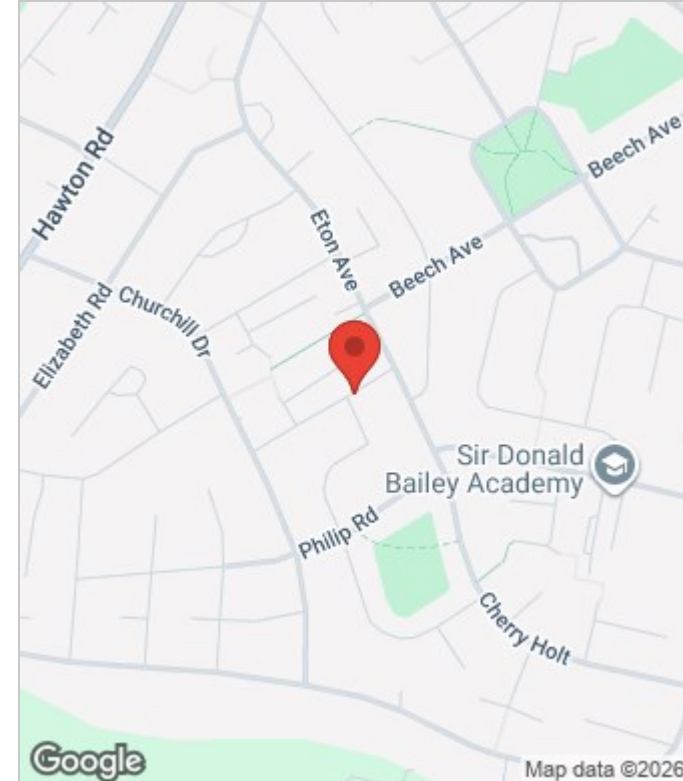




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 56      | 74        |

England & Wales

EU Directive  
2002/91/EC

