



Eastern Terrace Lane, Newark

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OLIVER REILLY



# Eastern Terrace Lane, Newark

Guide Price £280,000

- INDIVIDUAL DETACHED HOME
- PRIME CENTRAL LOCATION!
- TWO RECEPTION ROOMS & SPACIOUS KITCHEN
- TWO DRIVEWAYS! AMPLE OFF-STREET PARKING!
- RETAINED ORIGINAL FEATURES & SCOPE TO MAKE YOUR OWN
- THREE DOUBLE BEDROOMS
- SECLUDED NON-ESTATE POSITION
- EXTENSIVE CELLAR STORE ROOMS
- LOVELY, ESTABLISHED & PRIVATE REAR GARDEN
- uPVC Double Glazing & Gas Central Heating. Tenure: Freehold. EPC 'E'

CHARMING, TRADITIONAL & TUCKED AWAY!...  
 A hidden gem appears!.. Now is the time to appreciate this attractive NON-ESTATE DETACHED FAMILY-SIZED HOME. Pleasantly positioned in the heart of Newark-on-Trent. Boasting ease of access to main roads, amenities and set in walking distance to the Town Centre.  
 This expansive and individual residence oozes originality from the moment you step inside. Having been beautifully maintained, whilst offering an EXCITING BLANK CANVAS for you to MAKE YOUR MARK and cosmetically call your own! The generous internal layout spans in EXCESS of 1,600 square/ft, comprising: Inviting entrance hall, a LARGE DUAL-ASPECT LOUNGE, a separate dining room with walk-in store room/ pantry and a sizeable fitted kitchen.  
 The first floor hosts a three-piece bathroom and THREE DOUBLE BEROOMS.  
 There are three functional cellar store rooms, boasting great potential to be utilised into additional living accommodation. Subject to relevant approvals. Equipped with power, lighting, two wooden windows and two radiators. Externally, the secluded location will instantly appeal!.. Whilst remaining close to the hustle and bustle of everyday life. The front aspect promises TWO DRIVEWAYS. Allowing off-street parking for three vehicles. The DELIGHTFUL & WELL-APPOINTED REAR GARDEN is a wonderful external escape. Enjoying a VAST DEGREE OF PRIVACY and room for the whole family! There is also sufficient space for a sizeable extension. Subject to relevant planning approvals.  
 Additional benefits of this much-loved residence include uPVC double glazing and gas central heating.  
 DOUBLE-STOREY SERENITY AWAITIS ON EASTERN TERRACE LANE!!!. Do not delay. Book your viewing TODAY!



<b>ENTRANCE HALL:</b>	6'10 x 6'6 (2.08m x 1.98m)
<b>GENEROUS DUAL-ASPECT LOUNGE:</b>	14'1 x 13'9 (4.29m x 4.19m)
<b>DINING ROOM:</b>	14'2 x 11'10 (4.32m x 3.61m)
<b>SPACIOUS KITCHEN:</b>	11'10 x 9'10 (3.61m x 3.00m)
<b>FIRST FLOOR LANDING:</b>	15'5 x 3'5 (4.70m x 1.04m)
<b>MASTER BEDROOM:</b>	14'1 x 11'10 (4.29m x 3.61m)
<b>BEDROOM TWO:</b>	13'9 x 9'6 (4.19m x 2.90m)
<b>BEDROOM THREE:</b>	11'10 x 9'10 (3.61m x 3.00m)
<b>FIRST FLOOR BATHROOM:</b>	11'7 x 10'3 (3.53m x 3.12m)
Max measurements provided.	
<b>CELLAR STORE ROOM 1:</b>	13'10 x 11'10 (4.22m x 3.61m)
With vaulted ceiling. Providing power and lighting via two ceiling strip-lights. A double panel radiator and a wooden window to the rear elevation.	
<b>CELLAR STORE ROOM 2:</b>	14'1 x 8'8 (4.29m x 2.64m)
Equipped with power, lighting, a double panel radiator, access to the electricity meter and electrical RCD consumer unit. Wooden window to the front elevation.	
<b>CELLAR STORE ROOM 3:</b>	14'11 x 4'4 (4.55m x 1.32m)
Providing lighting and access to the gas meter. Formerly the old coal store.	





#### **EXTERNALLY:**

This traditional non-estate detached home is situated down a quiet residential lane, off Beacon Hill Road. The front aspect is greeted with a multi-vehicle concrete driveway and access to the side entrance door. There is a walled left side and front boundary, a part walled and fenced right side boundary. The right side aspect provides an ADDITIONAL GRAVELLED DRIVEWAY. Ensuring further off-street parking is available and a low-level picket personal gate opens onto an EXTENSIVE BLOCK PAVED SEATING AREA. Located in the rear garden. There is a low-level picket fence with a picket gate, leading to the formal garden. Predominantly laid to lawn. Hosting a range of established bushes, a mature Silver Birch tree and concrete hardstanding. The garden enjoys a VAST DEGREE OF PRIVACY and has 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: 1,610 Square Ft.**

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

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **EPC: Energy Performance Rating: 'E'**

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 Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

#### **Local Information & Amenities:**

This property is conveniently located in a central 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 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 an appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

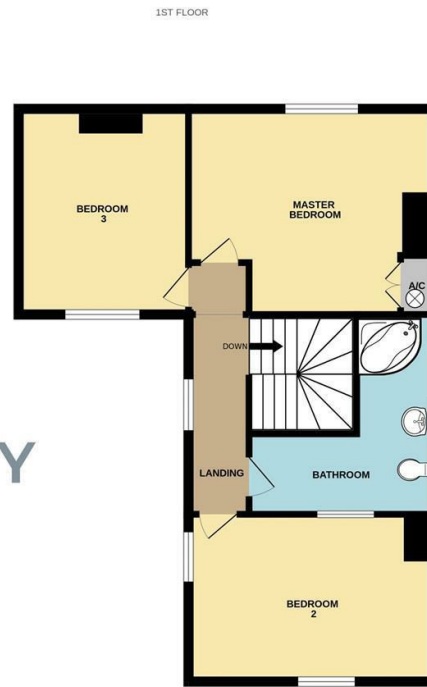
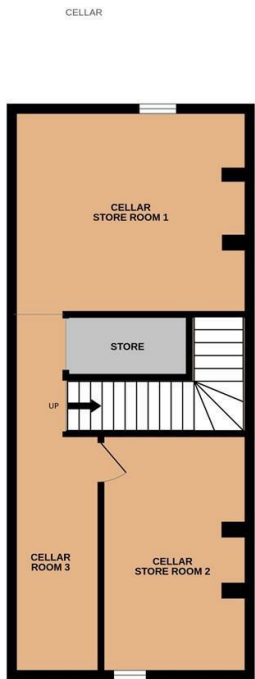
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

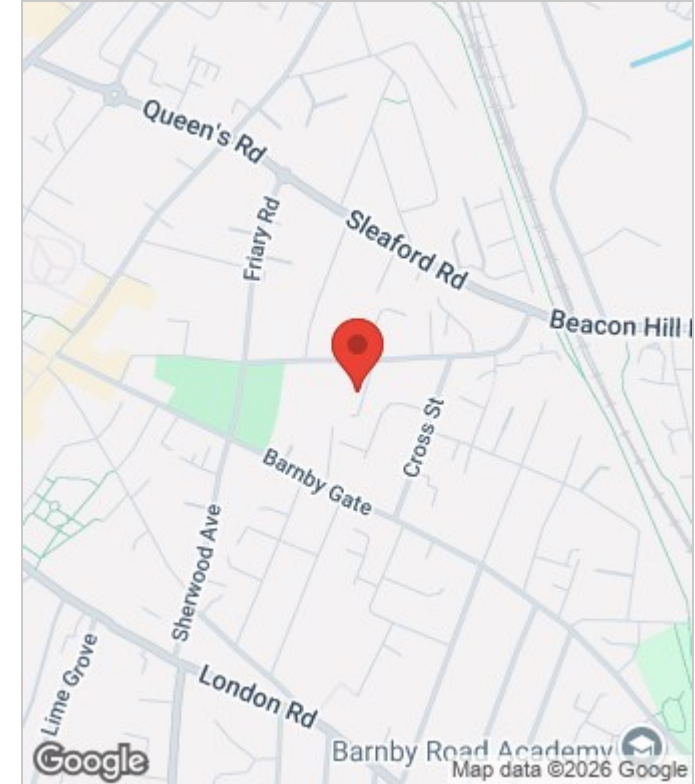
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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### 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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	