Alexander Avenue, Newark

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OLIVER REILLY

ADDIS

Alexander Avenue, Newark

Asking Price: £190,000

- SUPERB SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN & MAIN ROADS
- GENEROUS BAY-FRONTED LOUNGE
- OFF-STREET PARKING POTENTIAL
- EASE OF ACCESS TO AMENITIES & SCHOOLS
- THREE WELL-PROPORTIONED BEROOMS
- FABULOUS OPEN-PLAN DINING KITCHEN
- USEFUL RANGE OF ATTACHED OUTBUILDINGS
- LOVELY WELL-APPOINTED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

SPACE & STYLE IN ABUNDANCE!...
Showcasing everything you could want... AND MORE! Inside this sizeable semi-detached home. Positioned in a desirable residential location, close to amenities, schools and Newark Town Centre.
This CRACKING CONTEMPORARY HOME is a credit to the existing owners, who have tastefully improved the house on numerous levels!
Not only does this eye-catching home stand out from the crowd, it presents a copious FAMILY-SIZED internal layout, comprising: Inviting entrance hall, a sizeable bay-fronted lounge and a FABULOUS OPEN-PLAN DINING KITCHEN. Hosting a range of integrated modern appliances and French doors out to the large garden.
The first floor landing presents a three-piece bathroom and THREE EXCELLENT SIZED BEDROOMS. Two of which are enhanced by fitted wardrobes.
Externally, the property promotes a high-degree of kerb appeal, with great OFF-STREET PARKING potential and sufficient space for two vehicles.
The WONDERFULLY WELL-APPOINTED REAR GARDEN promises space and enjoyment for everyone! Giving access into a range of useful outbuildings, including a useful utility room. Equipped with power and lighting.
Additional benefits of this STAND OUT SEMI include uPVC double glazing and gas central heating.
Offering ROOM FOR ALL THE FAMILY!... and residential CONVENIENCE ON YOUR DOORSTEP!

ENTRANCE HALL:	10'6 x 6'7 (3.20m x 2.01m)
GENEROUS BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	14'7 x 13'10 (4.45m x 4.22m)
SUPERB OPEN-PLAN DINING KITCHEN:	20'9 x 10'0 (6.32m x 3.05m)
FIRST FLOOR LANDING:	7'8 x 6'5 (2.34m x 1.96m)
MASTER BEDROOM:	14'3 x 8'6 (4.34m x 2.59m)
BEDROOM TWO:	11'1 x 10'3 (3.38m x 3.12m)
BEDROOM THREE: Max measurements provided.	9'7 x 7'11 (2.92m x 2.41m)
MODERN FAMILY BATHROOM:	6'4 x 5'4 (1.93m x 1.63m)
EXTERNAL UTILITY ROOM:	7'0 x 5'11 (2.13m x 1.80m)

Of brick built construction. Equipped with power, lighting, vinyl flooring and a uPVC double glazed window to the rear elevation.

EXTERNALLY:
This stylish modern home is positioned close to both the A1 and A46 corridors and promotes ease of access to the Town Centre. The front aspect provides potential OFF-STREET PARKING, suitable for two vehicles. Subject to a dropped kerb. The slate shingled frontage leads to the entrance door, with a double external power socket and two external up/ down lights. There are fenced front and side boundaries. The left side aspect has a concrete pathway leading to a secure timber personal gate, with access to three useful outbuildings. One of which is utilised as a utility room. This in-turn flows through to WELL-APPOINTED ENCLOSED REAR GARDEN. Predominantly laid to lawn, enjoying a lovely paved seating area, at the bottom of the garden. There is an outside tap, external wall 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: 835 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
Council Tax: Band C

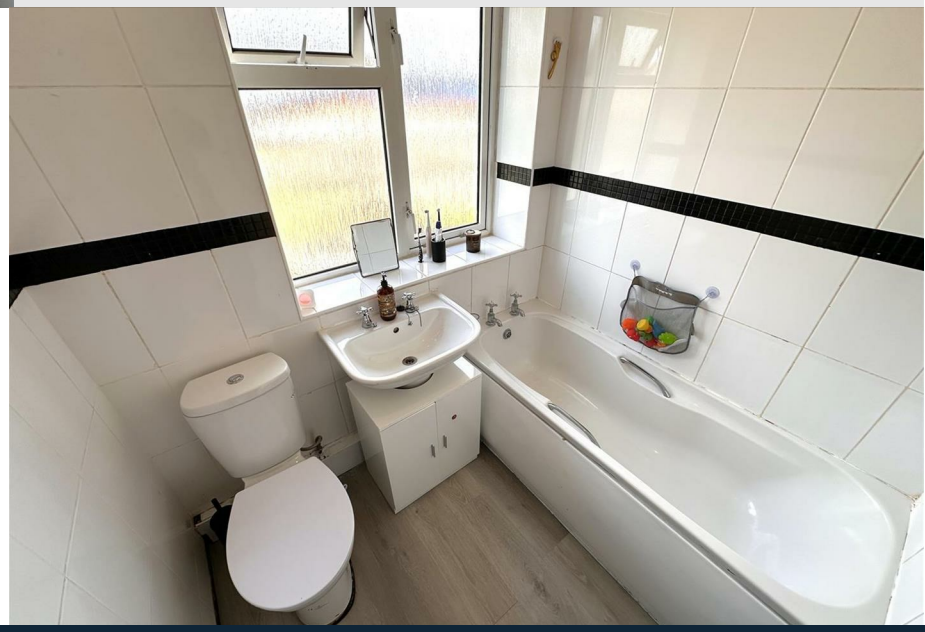
EPC: Energy Performance Rating: 'D' (56)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not 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 with ease of access onto the A1 and A46. 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 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.

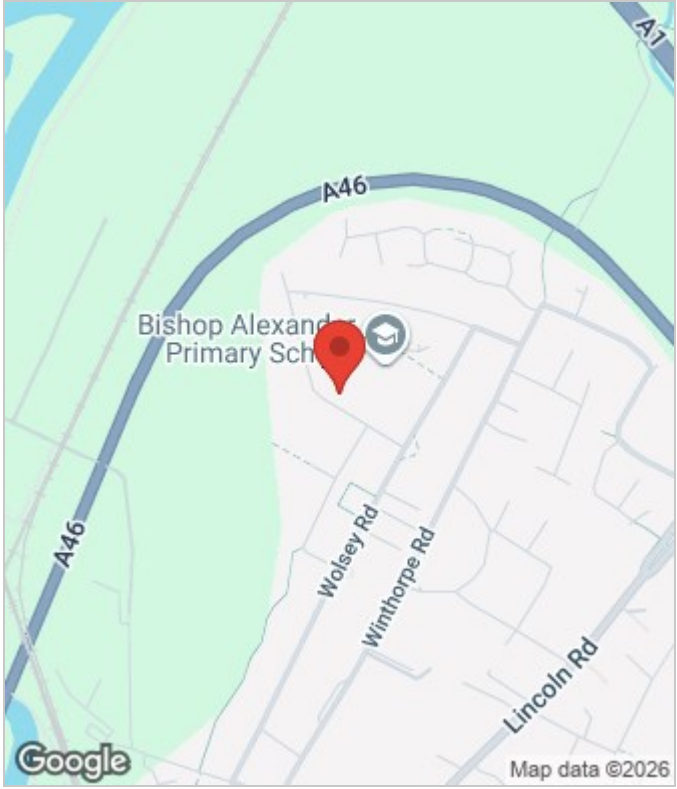
Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their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



GROUND FLOOR

1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(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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