



Newton Street, Newark

 3  1  2  E

 OLIVER REILLY



# Newton Street, Newark

- SUPERB REFURBISHED TERRACE HOME
- PRIME & POPULAR RESIDENTIAL LOCATION
- STUNNING BESPOKE HANDMADE KITCHEN
- PRIVATE & LOW-MAINTNENACE ENCLOSED GARDEN
- CLOSE TO SCHOOLS, TOWN CENTRE & MAIN ROADS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH MODERN GF BATHROOM
- GAS CH- Via NEW COMBINATION BOILER & uPVC Double Glazing
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price: £175,000 - £185,000. AS GOOD A NEW...!

This traditional period terrace homes combines its original retained charm with a CRACKING CONTEMPORARY DESIGN!... Having been thoughtfully enhanced and SIGNIFICANTLY IMPROVED to create a handsome home, where the only thing left missing.. IS YOU!!

In addition to the IMPRESSIVELY RESTORED & RENOVATED CONDITION the CENTRAL CONVENIENCE is a huge positive!...Boasting a comfortable walk to Newark Town Centre and lying in CATCHMENT FOR BARNBY ROAD ACADEMY.

Internally, the property promotes a DECEPTIVELY SPACIOUS layout, comprising: Entrance hall, a sizeable lounge, an equally generous dining room, a SUPERB BESPOKE HANDMADE KITCHEN and an attractive modern bathroom.

The first floor provides THREE EXCELLENT SIZED BEDROOMS. The mater bedroom is enhanced by a fitted wardrobe.

Externally, the property offers an attractive, fully enclosed and highly private LOW-MAINTENANCE GARDEN. Promoting minimal maintenance and maximum enjoyment, with great scope for you to inject your own personality.

Additional benefits of this SYMPATHETICALLY STUNNING period home include uPVC double glazing, gas central heating, via a BRAND NEW CENTRAL HEATING SYSTEM and NEW ELECTRICAL INSTALLATION THROUGHOUT.

SEE IT & LOVE IT! This is an ideal place to call your home! Marketed with NO ONWARD CHAIN!!



Guide Price £175,000 - £190,000



<b>ENTRANCE HALL:</b>	3'1 x 2'8 (0.94m x 0.81m)
<b>LOUNGE:</b>	11'11 x 11'2 (3.63m x 3.40m)
<b>DINING ROOM:</b>	12'4 x 12'0 (3.76m x 3.66m)
<b>BESPOKE HANDMADE KITCHEN:</b>	9'10 x 6'10 (3.00m x 2.08m)
<b>GENEROUS &amp; MODERN BATHROOM:</b>	8'4 x 6'10 (2.54m x 2.08m)
<b>FIRST FLOOR LANDING:</b>	7'7 x 5'3 (2.31m x 1.60m)
<b>MASTER BEDROOM:</b>	12'4 x 12'1 (3.76m x 3.68m)
<b>BEDROOM TWO:</b>	12'7 x 7'7 (3.84m x 2.31m)
<b>BEDROOM THREE:</b>	8'8 x 7'7 (2.64m x 2.31m)

**EXTERNALLY:**

This beautifully restored and centrally located home is close to amenities and transport links. Lying in walking distance to Newark Town Centre and the hugely popular Barnby Road Academy.

The front aspect is greeted with a concrete pathway, leading to a shared passage way, to the side entrance door. The low-maintenance front garden is accessed via a low-level wrought iron personal gate and is paved, with gravelled borders. Giving access to the concealed gas meter. There is a low-level walled left side/ front boundary and fenced right side boundary.

The attractive LOW-MAINTENANCE rear garden is FULLY ENCLOSED. Promoting great potential to make your own! Predominantly gravelled, with partial borders, ready and waiting for you to plant your choice of shrubbery. There are two useful garden sheds, a paved seating area, outside tap and external wall light. The garden provides a high-degree of privacy and has NO SHARED ACCESS across its boundary. There are fenced side boundaries and a high-level walled rear boundary.

**Approximate Size: 783 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a NEWLY INSTALLED 'Viessmann' boiler. BRAND NEW electrical installation 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.

**Tenure: Freehold**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****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 Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**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.

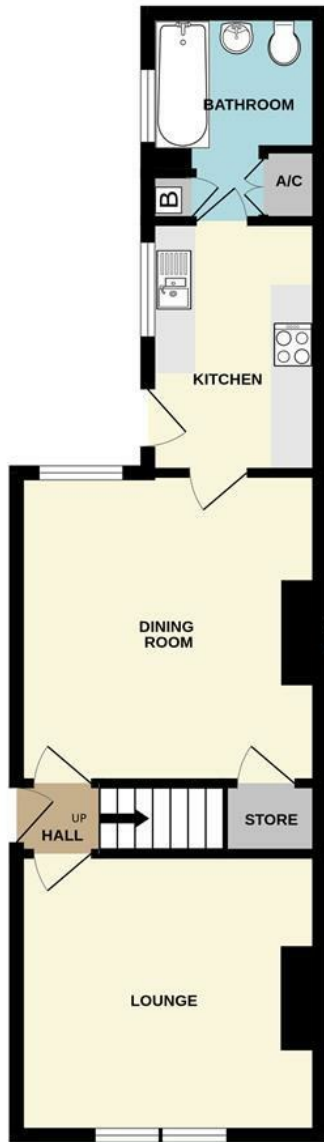
**Draft Details-Awaiting Approval:**

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.

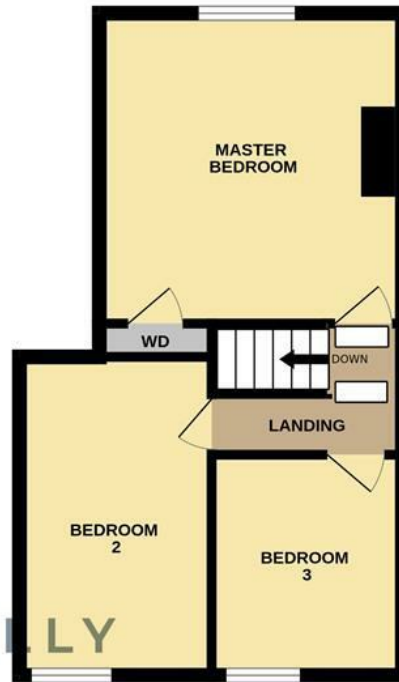




GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

