William Street, Newark

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OLIVER REILLY

HOME
Amica

William Street, Newark

Guide Price £160,000

- DELIGHTFUL FOUR-STOREY TERRACE HOME
- CRACKING CENTRAL LOCATION
- ATTRACTIVE & MODERN DINING KITCHEN
- PEACEFUL LOW-MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS!
- THREE BEDROOMS
- LOVELY LOUNGE & USEFUL CELLAR ROOM
- CONTEMPORARY FIRST FLOOR BATHROOM
- RESIDENTS PERMIT PARKING!
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

FOUR-STOREY GLORY!!!
We are delighted to represent this CHARMING, CHARACTERFUL & DECEPTIVELY COPIOUS terrace home. Oozing an abundance of CHARISMATIC CHARM & CONTEMPORARY CLASS!.. Creating a wealth of warmth and an immediate sense of homeliness!
This attractive period home lies a few moments walk away from the Town Centre and is also well-connected to a range of amenities, including both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION! Via Newark North Gate Station.
This marvellous homes internal layout comprises: Lovely lounge with feature fireplace, a SUPERB CONTEMPORARY DINING KITCHEN with access down to a MULTI-FUNCTIONAL CELLAR ROOM. Equipped with power, lighting and heating. Offering great scope to be used for a variety if purposes.
The first floor provides two bedrooms and a MODERN FAMILY BATHROOM.
The second floor provides a GENEROUS MASTER BEDROOM with ample storage facilities.
Externally, the street presents RESIDENTS PERMIT PARKING on a first come, first served basis. The LOVELY LOW-MAINTENANCE GARDEN is fully enclosed and represents a perfect space to relax and unwind.
Additional benefits of this impressive Tardis-like home include modern uPVC double glazing and gas central heating, via a combination boiler, installed in the last four years.
Promising CONVENIENCE ON YOUR DOORSTEP! This tremendous terrace is one NOT TO BE MISSED!

LOVELY LOUNGE: 11'10 x 11'7 (3.61m x 3.53m)

CONTEMPORARY DINING KITCHEN: 12'3 x 11'10 (3.73m x 3.61m)

FUNCTIONAL CELLAR ROOM: 11'8 x 11'8 (3.56m x 3.56m)
A great multi-purpose space, which could be utilised for a variety of uses. Proving carpeted flooring, a double panel radiator, recessed ceiling spotlights, power sockets, access to the gas/electricity meters and the electrical RCD consumer unit.

FIRST FLOOR LANDING: 7'2 x 6'3 (2.18m x 1.91m)
Max measurements provided.

BEDROOM TWO: 12'1 x 12'0 (3.68m x 3.66m)

BEDROOM THREE: 7'10 x 7'5 (2.39m x 2.26m)
Max measurements provided.

MODERN FIRST FLOOR BATHROOM: 8'10 x 4'10 (2.69m x 1.47m)

SECOND FLOOR MASTER BEDROOM: 16'5 x 11'10 (5.00m x 3.61m)
With a fitted airing and storage cupboard. Velux roof light and a useful eaves storage cupboard. Max measurements provided.

EXTERNALLY:
This eye-catching and deceptively spacious period terrace home is positioned in a well-renowned and convenient central location, a few moments walk from the Town Centre.
Residents permit parking is available directly in front of the house and along the street, on a first come, first served basis.
The lovely, low-maintenance rear garden is a delightful external escape. Retaining a high-degree of privacy and remaining FULLYY ENCLOSED. Partially aid to lawn, with complementary planted borders and two lovely paved seating areas. Hosting a great space to relax and unwind. There is an outside tap, external security light, fenced left side boundaries, part walled/ fenced right and rear boundaries. A left sided personal gate gives access across two neighbouring homes, to a shared passageway with a coded entrance door, leading to the front of the property. PLEASE NOTE: There is NO SHARED ACCESS across this properties rear garden.

Residents Permit Parking:
On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household.

Approximate Size: 1,040 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 modern combination boiler, installed in the last four years and uPVC double glazing throughout. Including complementary uPVC sliding sash windows to the front elevation.
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'

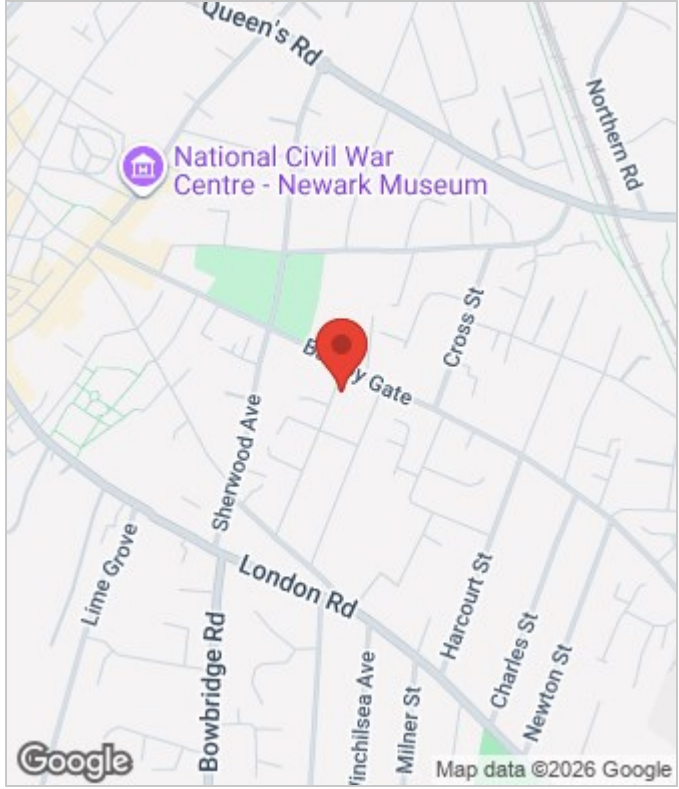
EPC: Energy Performance Rating: 'C'
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible 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, within walking distance 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 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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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