



William Street, Newark

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OLIVER REILLY



William Street, Newark

Asking Price: £220,000

- SUPERB FOUR-STOREY HOME
- TWO SIZEABLE RECEPTION ROOMS
- MODERN KITCHEN & UTILITY
- USEFUL CELLAR STORAGE ROOMS
- NEWLY INSTALLED GAS BOILER WITH WARRANTY!
- THREE DOUBLE BEDROOMS
- PRIME CENTRAL LOCATION
- GF W.C & STUNNING FIRST FLOOR SHOWER ROOM
- LOW-MAINTENANCE COURTYARD & RESIDENTS PERMIT PARKING
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

FLEXIBLE FOUR STOREY GLORY..!

This eye-catching period town house STANDS PROUD in a highly sought after and central residential location. A stones throw away from heaps of amenities in Newark Town Centre. Within comfortable walking distance to BOTH TRAIN STATIONS. Including Newark North Gate Station. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION!

If you're searching for great versatility combined with attractive period features and attractive contemporary charm... then LOOK NO FURTHER! This beautiful residence has it all!

The property commands a substantial layout, set over four floors, in EXCESS of 1,400 square/ft, comprising: Entrance hall, an inviting inner hallway, lounge, separate dining room with open-access through to a modern fitted kitchen, utility room and ground floor W.C.

The first floor landing hosts TWO DOUBLE BEDROOMS and a STUNNING MODERN SHOWER ROOM.

The second floor provides a WONDERFUL MASTER BEDROOM with extensive eaves storage space.

There are also two useful cellar store rooms. Showcasing great potential to be utilised into additional living accommodation.

Externally, the property enjoys a charming, low-maintenance and fully enclosed private courtyard. Residents PERMIT PARKING is also available on the street.

Further benefits of this BRIGHT, AIRY & INSTANTANEOUSLY HOMELY residence include uPVC double glazing throughout (majority are sliding sash-style) and gas fired central heating via a NEWLY INSTALLED BOILER with warranty remaining!

PREPARE TO FALL IN LOVE.. for the sympathetic charm and excellent internal condition inside this highly-regarded period property!



ENTRANCE HALL: 4'4 x 2'10 (1.32m x 0.86m)
Accessed via a composite front entrance door, providing carpeted flooring and access into the inner reception hallway.

INNER HALLWAY: 11'5 x 2'10 (3.48m x 0.86m)
A highly inviting inner reception hall. Providing Herringbone-style vinyl flooring, a stylish anthracite grey radiator, ceiling light fitting, coving, smoke, alarm and carpeted stairs with handrail rising to the first floor. Access into both sizeable reception rooms.

LOUNGE: 12'10 x 12'9 (3.91m x 3.89m)
A lovely sized reception room, located at the front of the house, providing continuation of the Herringbone-style vinyl flooring, a central ceiling light fitting, ornate coving, picture railing, ceiling light fitting, double panel radiator, TV / telephone connectivity point and a central feature fire surround. Two uPVC double glazed sliding sash windows to the front elevation.

DINING ROOM: 13'0 x 12'10 (3.96m x 3.91m)
A generous reception room, providing Herringbone-style vinyl flooring, a central ceiling light fitting, coving, picture railing, double panel radiator, heat alarm, central feature fire surround, wall mounted central heating thermostat. Two fitted storage cupboards. uPVC double glazed sliding sash window to the rear elevation. Open-access into the kitchen.

MODERN KITCHEN: 9'7 x 8'11 (2.92m x 2.72m)
Providing ceramic tiled flooring. The modern fitted kitchen provides a range of wall, drawer and base units with laminate roll-top work surfaces over and partial wall tiled splash back's behind. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding oven. Ceiling light fitting, stylish anthracite grey column radiator, heat alarm and a uPVC double glazed window to the side elevation. An obscure uPVC double glazed side external door gives access to the rear courtyard. Internal access down to the cellar and into the separate utility room.

UTILITY ROOM: 5'0 x 4'10 (1.52m x 1.47m)
With tiled flooring, a ceiling light fitting, provision/plumbing for a freestanding washing machine, tumble dryer and fridge freezer. Corner fitted ceramic wash hand basin, NEWLY INSTALLED wall mounted gas fired boiler and a uPVC double glazed window to the side elevation. An internal sliding door leads into the separate W.C.

GROUND FLOOR W.C: 4'10 x 3'0 (1.47m x 0.91m)
With tiled flooring. A low-level W.C with levered flush, a ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 15'11 x 3'10 (4.85m x 1.17m)
A bright and airy space, with carpeted flooring, an open spindle balustrade and handrail, ceiling light fitting, smoke alarm and a uPVC double glazed sliding sash window to the rear elevation. Additional staircase rises to the second floor. Access into the stylish modern shower room and two DOUBLE bedrooms. Max measurements provided.

BEDROOM TWO: 12'10 x 10'1 (3.91m x 3.07m)
A spacious DOUBLE bedroom, providing grey carpeted flooring, a central ceiling light fitting, heat alarm, ceiling light fitting, double panel radiator and a double fitted airing cupboard. uPVC double glazed sliding sash window to the rear elevation.





BEDROOM THREE: 12'10 x 9'9 (3.91m x 2.97m)
An additional DOUBLE bedroom located at the front of the house, providing grey carpeted flooring, a ceiling light fitting, coving, double panel radiator and two uPVC double glazed sliding sash windows to the front elevation.

CONTEMPORARY SHOWER ROOM: 8'5 x 6'0 (2.57m x 1.83m)
Of exquisite modern design, providing ceramic tiled flooring. Providing a large walk-in shower cubicle with mains shower facility, handheld shower head and additional rainfall-effect shower head above. Clear glass shower screen and complementary floor to ceiling black wall tiling. Low-level W.C with push-button flush. Pedestal wash hand basin with chrome mixer tap and floor to ceiling wall tiling behind. Provision for a vanity storage cabinet with illuminated vanity mirror above. Chrome heated towel rail, recessed ceiling spotlights, coving, extractor fan and a fitted storage cupboard. Obscure uPVC double glazed sliding sash window to the front elevation.

SECOND FLOOR:
Accessed via a staircase on the landing. An internal door opens into the principle bedroom.

MASTER BEDROOM: 16'4 x 12'9 (4.98m x 3.89m)
A copious principle DOUBLE bedroom. Providing grey carpeted flooring, a ceiling light fitting, double panel radiator, two extensive fitted eaves storage cupboards and two uPVC double glazed sliding sash windows to the front elevation.

CELLAR STORE ROOM 1: 12'10 x 9'1 (3.91m x 2.77m)
With original cold-slab. Providing power, lighting, an electrical RCD consumer unit, gas/ electricity meter. Hosting excellent storage space and scope to be used into additional living accommodation.

CELLAR STORE ROOM 2: 9'8 x 7'11 (2.95m x 2.41m)
With power and lighting. Hosting excellent storage space.

EXTERNALLY:
The front aspect provides an attractive frontage with raised brick built plant beds with provision for a variety of plants/shrubs. A concrete pathway leads to the front entrance door. The well maintained, low maintenance rear courtyard is extensively paved with a small raised lawn area. The courtyard creates an idyllic a space to relax. There is an outside tap, fenced left side boundary, a part walled/fenced right side and rear boundary. A secure wooden rear gate opens onto a shared passageway, which gives access to the front of the property. PLEASE NOTE: There is NO SHARED ACCESS across the property's rear garden.

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

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY COMBINATION BOILER 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: 1,415 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: 'D' (63)
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 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.

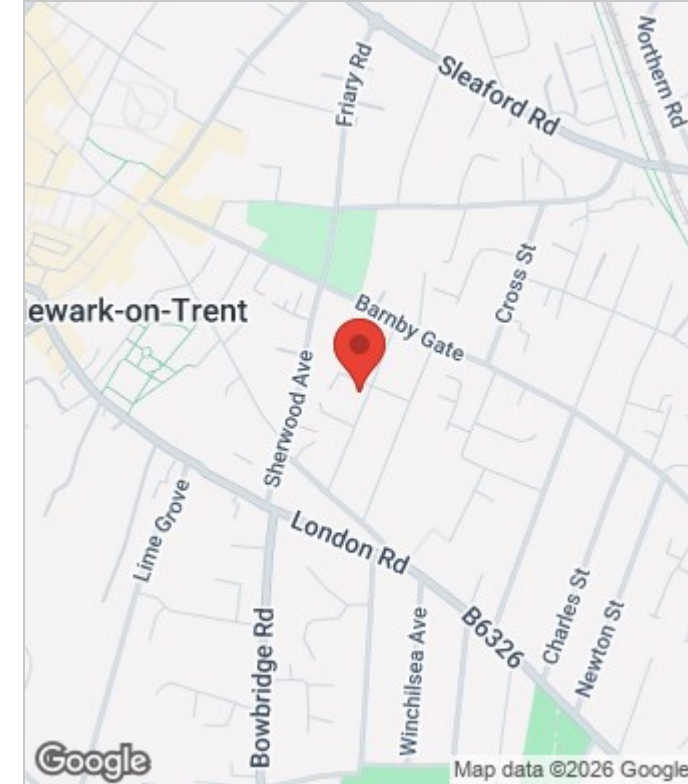
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	