Philip Road, Newark
3
1
2
D
OLIVER REILLY

Philip Road, Newark

Asking Price: Offers in excess of £170,000

- SIZEABLE SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE & AMENITIES
- SPACIOUS KITCHEN & FIRST FLOOR BATHROOM
- AMPLE OFF-STREET PARKING
- Gas Central Heating & uPVC Double Glazing
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS CORNER PLOT & PRIVATE REAR GARDEN
- GREAT POTENTIAL TO IMPROVE & MAKE YOUR OWN
- NO CHAIN! Tenure: Freehold. EPC 'D'

A PLACE TO MAKE YOUR OWN!
This superbly spacious semi-detached home is poised and ready for you to INJECT YOUR OWN PERSONALITY! Promoting a substantial internal layout, ideal for modern-day family life!
The property is closely situated near to the Town Centre and close to a wide array of amenities and transport links.
The generous internal layout comprises: Entrance hall, a large bay-fronted living room, open-plan though to a dining room and a sizeable kitchen.
The first floor hosts THREE EXCELLENT SIZED BEDROOMS and a three-piece family bathroom.
Externally, the property occupies a CAPTIVATING CORNER PLOT. With a large front and rear garden. The side aspect ensures AMPLE OFF-STREET PARKING with space and scope for construction of a garage. Subject to relevant approvals.
Further benefits of this BRILLIANT BLANKS CANVAS include uPVC double glazing and gas central heating.
Turn this house into your HOME!... Filled with SPACE, SCOPE & ENDLESS OPPORTUNITIES! Available with NO ONWARD CHAIN!

ENTRANCE HALL:	6'9 x 6'3 (2.06m x 1.91m)
SPACIOUS BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	14'7 x 11'8 (4.45m x 3.56m)
DINING ROOM:	10'3 x 8'9 (3.12m x 2.67m)
SIZEABLE KITCHEN: Max measurements provided.	14'2 x 11'9 (4.32m x 3.58m)
FIRST FLOOR LANDING:	8'2 x 6'0 (2.49m x 1.83m)
BAY-FRONTED MASTER BEDROOM: Max measurements provided into bay-window.	14'9 x 11'9 (4.50m x 3.58m)
BEDROOM TWO:	14'8 x 11'3 (4.47m x 3.43m)
BEDROOM THREE: Max measurements provided,	9'6 x 7'11 (2.90m x 2.41m)
FAMILY BATHROOM:	8'1 x 5'5 (2.46m x 1.65m)

EXTERNALLY:
This spacious home is situated on an enviable corner plot. Greeted with a low-level wrought--iron gated entrance onto a concrete pathway, leading to the entrance door, The front garden is established and predominantly laid to lawn, with an array of mature trees and bushes. There are fenced side boundaries and a high-level hedged front boundary. The left side aspect provides dropped kerb vehicular access onto an EXTENSIVE CONCRETE DRIVEWAY, with access into the kitchen. A timber gate opens through to the WELL-APPOINTED ENCLOSED REAR GARDEN. Triangulated by design and predominantly laid to lawn. Hosting a large garden shed and a raised decked seating area. There is an outside tap, part walled and fenced side boundaries.

Approximate Size: 900 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 and uPVC double glazing throughout.
PLEASE NOTE: All services/appliances have not and will not be tested.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

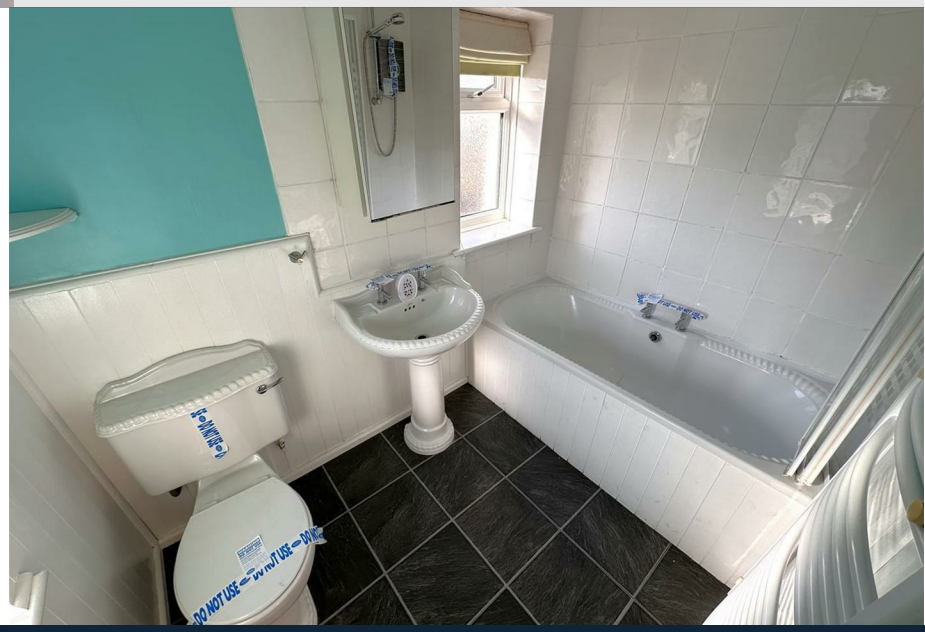
EPC: Energy Performance Rating: 'D' (63)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located in a popular residential location, within close proximity 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 marketplace 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.

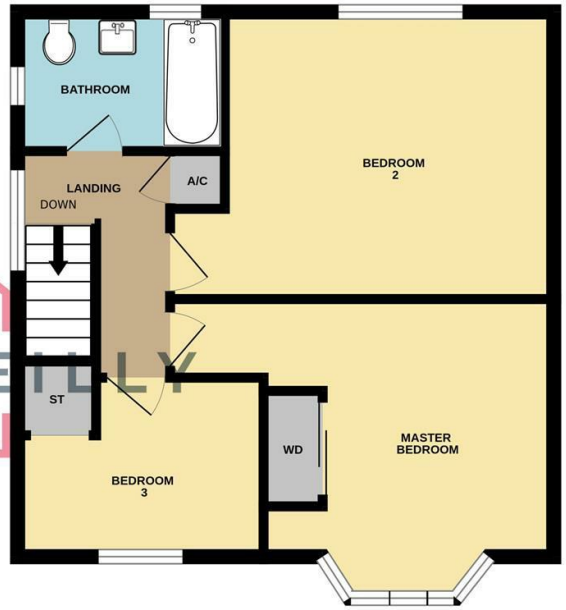
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.

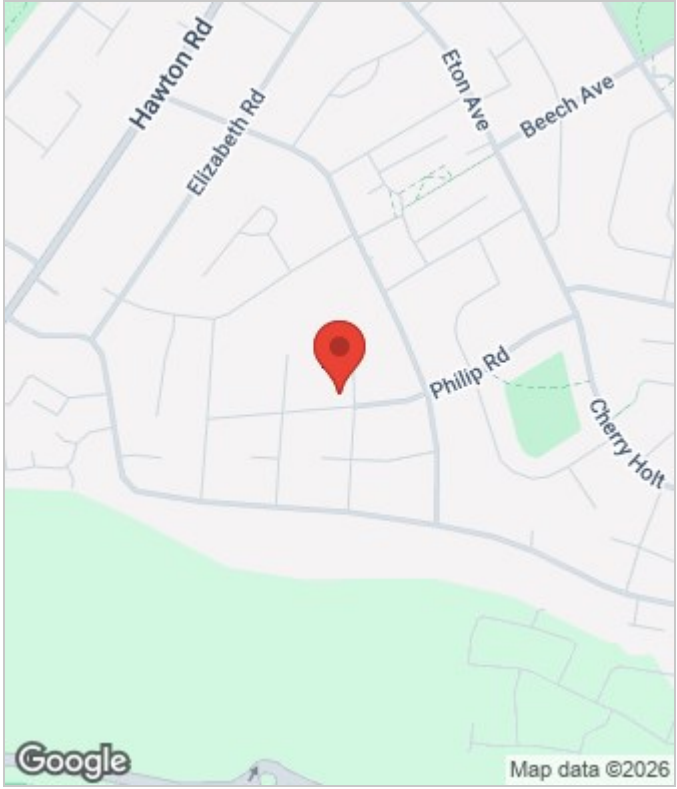


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(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

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY