



Charles Street, Newark

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OLIVER REILLY



Charles Street, Newark

Guide Price £140,000 - £150,000

- LOVELY PERIOD TERRACE HOME
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- CONTEMPORARY FIRST FLOOR BATHROOM
- LOVELY WELL-APPOINTED REAR GARDEN WITH OUTBUILDING
- IDEAL FIRST TIME HOME OR DOWNSIZE!
- TWO BEDROOMS
- LOVELY LOUNGE & BEAMED DINING KITCHEN
- USEFUL CELLAR STORE ROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'



LOUNGE:	11'10 x 11'3 (3.61m x 3.43m)
BEAMED DINING KITCHEN:	11'10 x 11'4 (3.61m x 3.45m)
USEFUL CELLAR STORE ROOM:	13'3 x 11'9 (4.04m x 3.58m)
Providing excellent storage space and great potential to be adapted. Providing power and lighting. Access to the electrical RCD consumer unit, gas and electricity meters. Max measurements provided.	
FIRST FLOOR LANDING:	5'10 x 4'2 (1.78m x 1.27m)
MASTER BEDROOM:	11'10 x 11'3 (3.61m x 3.43m)
BEDROOM TWO:	11'2 x 6'6 (3.40m x 1.98m)
MODERN FIRST FLOOR BATHROOM:	8'2 x 5'4 (2.49m x 1.63m)
BRICK OUTBUILDING:	5'9 x 5'6 (1.75m x 1.68m)
Of brick built construction, with a pitched tiled roof. Accessed via a wooden personal door. Providing excellent external storage space.	

EXTERNALLY:
 This conveniently situated period home enjoys a desirable central location, with a low-level wrought-iron personal gate, opening onto a shared frontage. Predominantly paved with gravelled borders, walled side and front boundaries. The left side aspect provides a shared concrete passageway down to a wooden personal gate, opening into the WELL-APPOINTED LOW-MAINTENANCE GARDEN. Predominantly gravelled with a raised central decked seating area. The bottom of the garden has a useful brick outbuilding. PLEASE NOTE: There is a right of access across the properties rear garden, from one neighbouring home to the right hand side. For further information, please speak to the selling agent. There is a fenced left side boundary, walled rear boundary and a high-level hedged right side boundary.

Guide Price: £140,000 - £150,000. PRETTY PERIOD PERSONALITY!
 This delightful CHARACTER-FILLED terrace home is pleasantly positioned on a desirable tree-lined street. Only a stones throw away from the hustle and bustle of Newark Town Centre, an abundance of on-hand amenities and both train stations- One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION! Via North Gate Station.

This lovely residence oozes charm and HEART-FELT HOMELINESS! Step inside & see for yourself!
 The internal accommodation comprises: Lounge with a central feature fireplace, a WONDERFUL BEAMED DINING KITCHEN. Enhanced by original Minton tiled flooring and a breakfast bar. There is access down to a useful cellar store room. Boasting great scope to be adapted and enhanced. Subject to approvals.

The first floor hosts TWO BEDROOMS and a STYLISH CONTEMPORARY BATHROOM.
 Externally, this COTTAGE-LIKE HOME enjoys a LOVELY & WELL-APPOINTED REAR GARDEN. Promising MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT! With a central raised decked seating terrace and a useful brick outbuilding.

Additional benefits of this sympathetically serene abode include uPVC double glazing and gas central heating, via a NEWLY INSTALLED COMBINATION BOILER! With a 5 year warranty remaining! Boasting COMFORT, CHARACTER & CONVENIENCE!... All rolled into one!... To create a home you can call your own! Do not delay. Book your viewing TODAY!!!



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a **NEWLY INSTALLED COMBINATION BOILER**, with a 5 year warranty 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: 750 Square Ft.

Measurements are approximate and for guidance only. This includes the cellar store room.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D' (67)**

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 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:

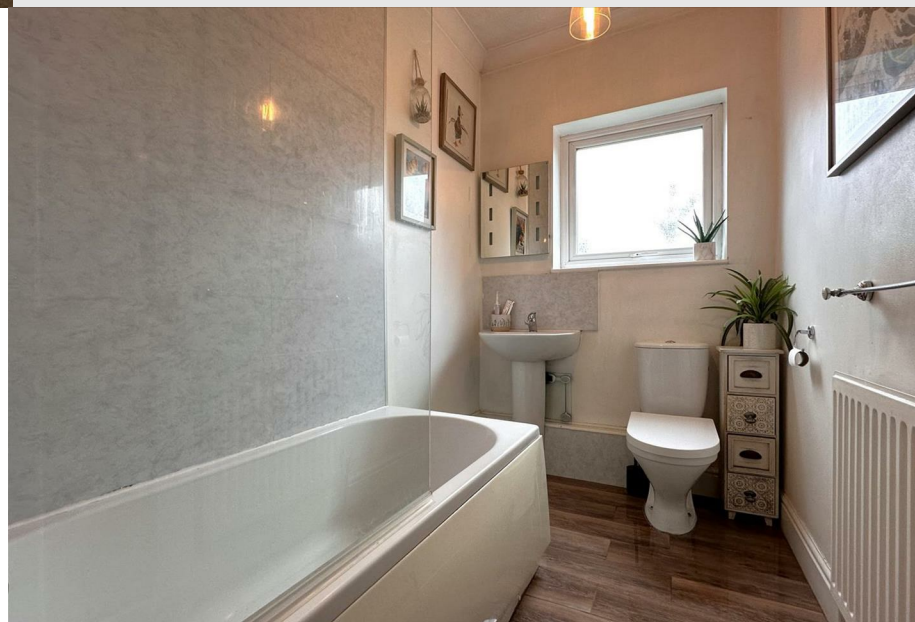
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

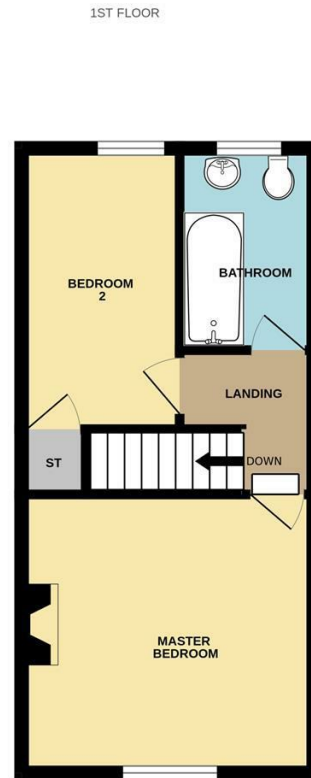
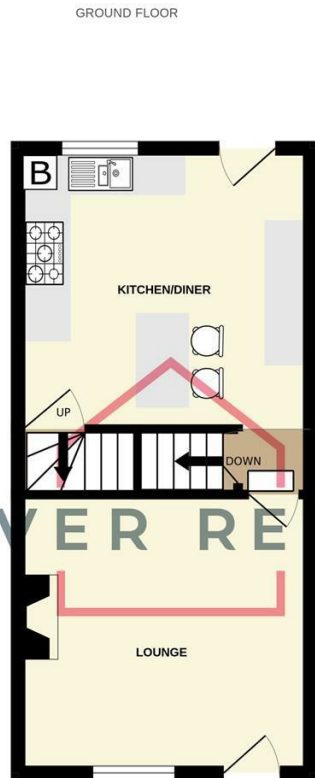
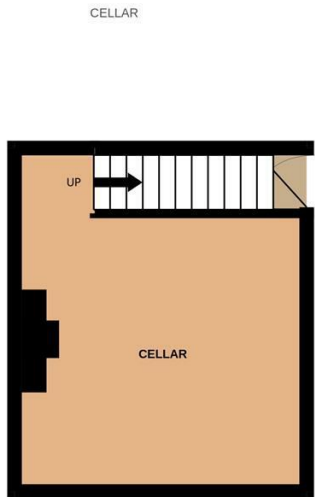
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

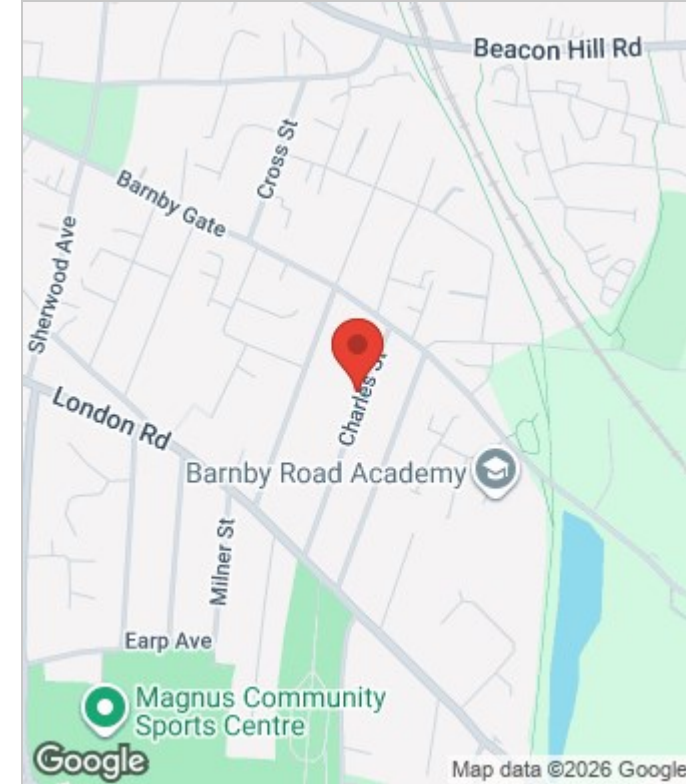
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	