



Staunton Road, Newark

 4  1  2  C

 OLIVER REILLY



Staunton Road, Newark

- SIZEABLE SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE & AMENITIES
- GF BATHROOM & FIRST FLOOR W.C
- OFF-STREET PARKING OPPORTUNITY (Subject To A Dropped Kerb)
- IDEAL FAMILY HOME WITH SCOPE TO MAKE YOUR OWN!
- THREE/FOUR ADAPTABLE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN WITH OUTBUILDING
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

Guide Price: £140,000 - £150,000. A FIRM FAMILY FAVOURITE!!!

Set your sights on this sizeable semi-detached home. Closely situated near to the Town Centre, an abundance of local amenities, popular schools and great transport links.

This much-loved modern home provides BRILLIANT LIVING VERSATILITY!.. Ideal for family life!... With an envious plot to match the interior!

This tastefully decorated home owns a wealth of warmth and boasts a DECEPTIVELY SPACIOUS layout comprising: Entrance hall, a ground floor bathroom, lovely sized lounge, separate dining room and a fitted kitchen.

The first floor landing hosts a useful W.C with access into THREE/ FOUR BEDROOMS. The master bedroom is currently split into two separate rooms but could easily be reinstated, if required.

Externally, the property commands a generous plot. The front aspect invites AMPLE OFF-STREET PARKING options. Subject to a dropped kerb. The WONDERFUL & WELL-APPOINTED REAR GARDEN promises to be a delightful external escape. Hosting ROOM FOR THE WHOLE FAMILY! Along with a variety of seating areas and access into a DETACHED MULTI-FUNCTIONAL OUTBUILDING. Equipped with power and lighting.

Additional benefits of this BRIGHT & BEAUTIFUL home include uPVC single glazing and gas fired central heating.

This truly is a A LOVELY HOME FULL OF POTENTIAL! Step inside and see for yourself!!!

Guide Price £140,000 - £160,000



ENTRANCE HALL:	9'10 x 2'7 (3.00m x 0.79m)
GROUND FLOOR BATHROOM:	7'7 x 4'5 (2.31m x 1.35m)
LOUNGE:	10'8 x 10'8 (3.25m x 3.25m)
DINING ROOM:	10'8 x 6'5 (3.25m x 1.96m)
KITCHEN:	9'10 x 6'3 (3.00m x 1.91m)
FIRST FLOOR LANDING:	6'4 x 3'2 (1.93m x 0.97m)
MASTER BEDROOM:	10'1 x 8'5 (3.07m x 2.57m)
BEDROOM TWO:	12'4 x 6'4 (3.76m x 1.93m)
BEDROOM THREE:	9'2 x 7'6 (2.79m x 2.29m)
Max measurements provided.	
BEDROOM FOUR/ DRESSING ROOM:	8'5 x 7'2 (2.57m x 2.18m)
FIRST FLOOR W.C:	4'6 x 3'3 (1.37m x 0.99m)

DETACHED OUTBUILDING: 11'3 x 7'4 (3.43m x 2.24m)
Of timber construction. Accessed via a uPVC double glazed personal door, with a uPVC double glazed window to the front elevation. Equipped with power, lighting and carpeted flooring. Boasting a great MULTI-FUNCTIONAL SPACE that lends itself to be utilised for a variety of individual purposes.





EXTERNALLY:

This sizeable semi-detached home is closely situated to a wide range of amenities, set on the outskirts of the Town Centre. The property welcomes a large frontage, with predominantly paved and gravelled hard-standing space for OFF-STREET PARKING. Subject to a dropped kerb and suitable for multiple vehicles. There are picket fenced side and front boundaries. A concrete pathway top the left side aspect, leads down to the side entrance door. this continues to a wooden personal gate, opening into the WONDERFULLY WELL-APPOINTED REAR GARDEN. Hosting a superb family-friendly space. Predominantly laid to lawn, with part slate shingled borders and the addition of artificial lawned seating area, directly via the uPVC double glazed personal door in the kitchen. A concrete pathway leads down to the bottom of the garden. Enjoying a secluded seating area. Access into a detached outbuilding and to a garden shed. There is an outside tap, external security lighting, fenced left side/ rear boundaries and a high-level privet hedged right side boundary.

Approximate Size: 700 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 combination boiler and uPVC single 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.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band A'

Tenure: Freehold.

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'C' (70)

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 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 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:

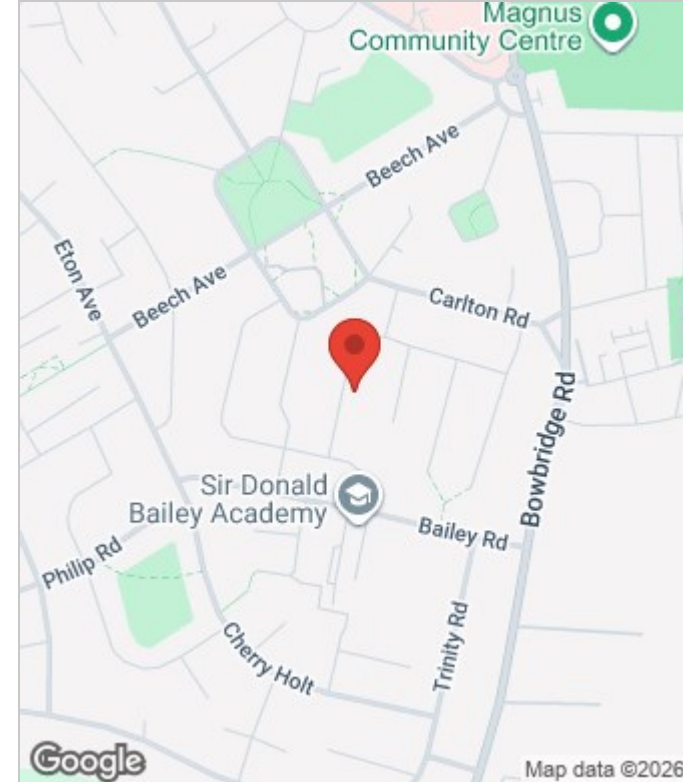
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



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

