



Grange Road, Newark

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OLIVER REILLY 



Grange Road, Newark

- IMMACULATE SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- SIZEABLE OPEN-PLAN DINING KITCHEN
- MULTI-VEHCILE BLOCK PAVED DRIVEWAY
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS LIVING ROOM & CONSERVATORY
- THREE-PIECE BATHROOM WITH SEPARATE W.C
- BEAUTIFULLY TENDED & ENCLOSED REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'tbc'

Guide Price £190,000 - £200,000



Guide Price: £190,000-£200,000. SPACIOUS FAMILY LIVING, READY TO ENJOY!
 There's GREAT SPACE DOWN GRANGE ROAD!... Inside this SUPERBLY PRESENTED and well-proportioned semi-detached home. Enjoying a popular position, well-connected to the Town Centre, an array of desirable schools and excellent transport links.

This lovely residence is a credit to the existing owners, who have created, maintained and showcased a heart-felt home, full of warmth and tasteful design, apparent from the moment you arrive!

The property boasts an abundance of living space, comprising: Entrance hall, a SPACIOUS DINING KITCHEN, an equally LARGE LIVING ROOM with feature fireplace and a delightful conservatory.

The first floor presents THREE WONDERFULLY SIZED BEDROOMS a THREE-PIECE BATHROOM (with bath and shower) and a separate W.C.

Externally, the house holds outstanding kerb appeal, greeted with a BLOCK PAVED DRIVEWAY. Suitable for multiple vehicles. If you thought the inside was looked after, wait until you see the WELL-TENDED REAR GARDEN. Glowing with colour and personality, whilst enjoying an extensive paved seating area and sufficient green space, to satisfy the whole family!

Further benefits of this FANTASTIC FAMILY-FILLED HOME include uPVC double glazing, gas central heating, solar panels and cavity wall insulation.

STOP SCROLLING!... This impressive & Impeccable home is READY FOR ITS NEW OWNERS!... Make this your next move!

ENTRANCE HALL:	5'5 x 3'4 (1.65m x 1.02m)
SPACIOUS DINING KITCHEN: Max measurements provided.	19'9 x 11'4 (6.02m x 3.45m)
GENEROUS LIVING ROOM:	19'9 x 11'2 (6.02m x 3.40m)
CONSERVATORY:	11'8 x 9'8 (3.56m x 2.95m)
FIRST FLOOR LANDING:	6'1 x 2'6 (1.85m x 0.76m)
MASTER BEDROOM:	11'2 x 10'11 (3.40m x 3.33m)
BEDROOM TWO:	14'1 x 8'2 (4.29m x 2.49m)
BEDROOM THREE:	8'7 x 8'3 (2.62m x 2.51m)
THREE-PIECE BATHROOM:	11'4 x 5'6 (3.45m x 1.68m)
SEPARATE W.C:	5'7 x 2'8 (1.70m x 0.81m)

EXTERNALLY:
 This attractive semi-detached home is situated close to Newark Town Centre and lies close to amenities and main road corridors. The front aspect is welcomed with dropped kerb vehicular access onto a MULTI-VEHCILE BLOCK PAVED DRIVEWAY with further gravelled hardstanding. Access to the front entrance door, with sloped roof storm canopy above and side-by-side external wall lights. There are fenced side boundaries and a low-level walled front boundary. A secure wooden left sided personal gate opens through to a paved/concrete pathway down to the WONDERFULLY WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn and full of VIBRANT PERSONALITY, enhanced by well-stoked and complementary planted borders. There is a large paved seating area, directly accessed via the uPVC double glazed French doors in the conservatory, with an outside tap, double external power socket and security light. A central paved pathway leads to the bottom of the garden, with extensive paved hard-standing and provision for two garden sheds. There are fully fenced side and rear boundaries.





Approximate Size: 985 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, leased solar panels, cavity wall insulation, installed in 2010 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.

Solar Panels:

There are leased solar panels to the front roof elevation. Via 'A Shade Greener Limited'. There is a 25 year lease which commenced in September 2014.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'bbc'- On Order

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, just over 1 mile away from 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, 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:

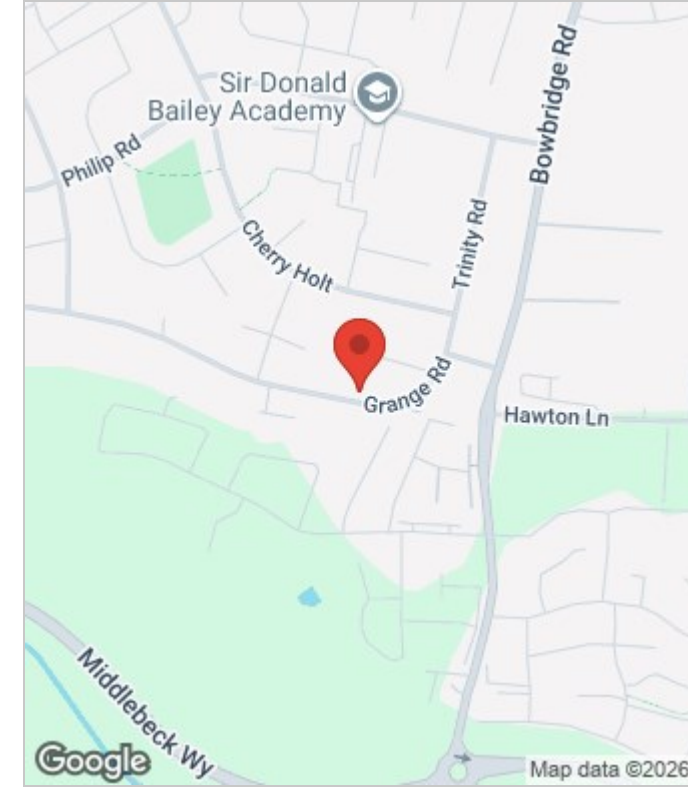
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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