



JOHN MOORE Security

Crown Street, Newark

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OLIVER REILLY 



# Crown Street, Newark

Guide Price £200,000



<b>ENTRANCE HALL:</b> Max measurements provided.	251 x 61 (7.65m x 1.85m)
<b>LOUNGE:</b>	131 x 12'10 (3.99m x 3.91m)
<b>DINING ROOM:</b>	11'4 x 10'8 (3.45m x 3.25m)
<b>KITCHEN:</b>	9'8 x 9'4 (2.95m x 2.84m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	69 x 4'7 (2.06m x 1.40m)
<b>MASTER BEDROOM:</b>	12'10 x 12'3 (3.91m x 3.73m)
<b>LARGE STORE ROOM/ POTENTIAL EN-SUITE:</b> Currently used as a walk-in store/ wardrobe. Hosting great scope to be adapted into an en-suite. Subject to relevant approvals.	8'9 x 3'10 (2.67m x 1.17m)
<b>BEDROOM TWO:</b> Max measurements provided.	11'4 x 9'2 (3.45m x 2.79m)
<b>FOUR-PIECE BATHROOM:</b>	9'9 x 9'3 (2.97m x 2.82m)
<b>SECOND FLOOR LANDING:</b>	3'6 x 2'7 (1.07m x 0.79m)
<b>BEDROOM THREE:</b>	12'5 x 11'7 (3.78m x 3.53m)
<b>CELLAR HALLWAY:</b>	8'4 x 6'2 (2.54m x 1.88m)
<b>CELLAR WORKSHOP:</b> Equipped with power, lighting and extensive work bench. Currently setup as a functional workshop space. Window to the rear elevation.	11'1 x 10'9 (3.38m x 3.28m)
<b>CELLAR W.C:</b> Providing a non-working W.C and wash hand basin, which could be reinstated, if required.	69 x 2'7 (2.06m x 0.79m)
<b>CELLAR STORE ROOM 1:</b> Providing a double panel radiator. Access to the gas and electricity meters. Wooden window to the front elevation.	13'2 x 13'1 (4.01m x 3.99m)
<b>CELLAR STORE ROOM 2:</b>	8'9 x 3'10 (2.67m x 1.17m)

- SPACIOUS TERRACE HOME
- CENTRAL CONVENIENCE & THREE STOREY VERSATILITY!
- MODERNISATION REQUIRED! SCOPE TO MAKE YOUR OWN!
- LOVELY LOW-MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- THREE DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- FUNCTIONAL CELLAR ROOMS WITH POTENTIAL
- DETACHED GARAGE WITH ELECTRIC ROLLER DOOR
- NO CHAIN! Tenure: Freehold EPC 'bbc'

A HOME FULL OF POSSIBILITIES!!!  
There's MORE THAN MEETS THE EYE... Inside this substantial and attractive Victorian terrace townhouse. Conveniently situated a short walk from Newark Town Centre, a vast array of local amenities and ease of access to main roads and both train stations. One of which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

The copious internal layout remains sympathetic to the era of the house and promotes excellent POTENTIAL TO BE RE-IMAGINED & IMPROVED! The property boasts an ADAPTABLE 1,500 SQUARE/FT footprint, which simply MUST BE SEEN... In order to recognise the outstanding SPACE & SCOPE available.

The expansive design comprises: Large & inviting entrance hall, a sizeable lounge with feature fireplace and inset log burner. A separate dining room and fitted kitchen.

The first floor hosts a FOUR-PIECE BATHROOM and TWO DOUBLE BEDROOMS. The well-appointed master bedroom boasts a great chance to include an en-suite, via the existing and large walk-in store room. Subject to relevant approvals.  
The second floor provides a FURTHER DOUBLE BEDROOM.

Externally, there's CONVENIENCE ON YOUR DOORSTEP!.. Being so closely positioned near an abundance of great amenities. The LOVELY LOW-MAINTENANCE REAR GARDEN has been thoughtfully hard landscaped. Leading down to a DETACHED SINGLE GARAGE. Equipped with power, lighting and an electric roller garage doors, accessed via Princes Street. On-street parking is also available outside the front of the house, on a first come first served basis.

Additional benefits of this POTENTIAL-FILLED PERIOD PROPERTY include uPVC double glazing and gas central heating.

An exciting opportunity awaits!...Holding the foundations for a rewarding transformation! Marketed with NO ONWARD CHAIN!





**DETACHED GARAGE:** 16'3 x 10'11 (4.95m x 3.33m)  
Of part brick and breezeblock construction, with a sloped roof. Accessed via an electric roller garage door. Equipped with power, lighting and a uPVC double glazed window to the rear elevation. A right sided wooden personal doors open out to the garden. The garage provides vehicular access via Princes Street.

**EXTERNALLY:**

This substantial period townhouse is set close to the Town Centre and allows ease of access to both Train Stations, amenities and main road corridors. The lovely, low-maintenance rear garden is fully enclosed and predominantly paved, with partially raised planted borders. There are a variety of seating areas to relax and unwind. An outside tap, four external up/ down lights and an external security light. A wooden personal door gives access into the detached garage. There is a fenced left side boundary, walled right side boundary and a walled rear boundary with a wooden personal gate, opening onto Princes Street. On street parking is available outside the property, on a first come, first served basis.

**Approximate Size: 1,562 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: 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.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'tbc'- 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 for ease of access into Newark Town Centre. The property is positioned with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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. There is also access to Lincoln and Nottingham via Newark Castle train 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:**

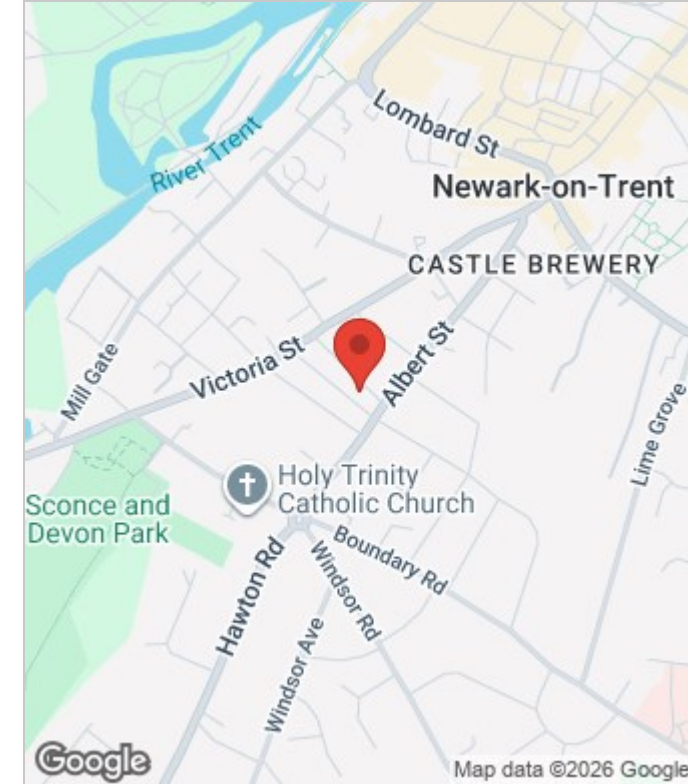
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC