



North Gate, Newark



OLIVER REILLY



# North Gate, Newark

- GRADE II LISTED END TOWN HOUSE
  - TWO DOUBLE BEDROOMS
  - USEFUL CELLAR STORE ROOM
  - WONDERFUL ARRAY OF RETAINED PERIOD FEATURES
  - IDEAL FIRST TIME HOME OR LONG-TERM INVESTMENT!
- PRIME CENTRAL LOCATION
  - LOVELY LOUNGE & MODERN DINING KITCHEN
  - DELIGHTFUL ENCLOSED WALLED COURTYARD GARDEN
  - TOWN CENTRE POSITION- CLOSE TO TRAIN STATIONS!
  - NO CHAIN! Tenure: Freehold EPC 'tbc'

Guide Price: £150,000 -£160,000. DELIGHTFULLY DECEPTIVE!

Perfectly positioned in the heart of Newark town centre, this substantial end-of-terrace period home is just a short stroll from the town's excellent range of amenities, while also being conveniently located for both Newark train stations. One of the stations provides a DIRECT SERVICE TO LONDON KING'S CROSS-making this an EXCELLENT CHOICE FOR COMMUTERS!

Set across four floors, this charming Grade II listed property combines a wealth of original character with tasteful modern improvements, offering an impressive degree of FLEXIBILITY & VERSATILITY!

Currently operating as a popular Airbnb, the property could easily continue in this format, while also offering excellent potential for first-time buyers, investors or those looking for a CONVENIENT & CENTRAL HOME!

The traditional layout retains a wonderful selection of original features, complemented by high ceilings and attractive touches. The accommodation comprises: Welcoming lounge with an attractive feature fireplace, leading through an inner hallway, down to a useful VAULTED cellar store and a generously proportioned MODERN DINING KITCHEN. Featuring a stable-style door out to the rear garden.

The first floor offers an IMPRESSIVE DOUBLE BEDROOMS with extensive built-in wardrobes and drawers, alongside a modern bathroom. The second floor provides a FURTHER SPACIOUS DOUBLE BEDROOM- with both bedrooms offering excellent proportions to be considered the principal bedroom!

Externally, the property benefits from a surprisingly LARGER THAN AVERAGE COURTYARD GARDEN! providing a FANTASTIC OUTDOOR RETREAT and remaining relatively low maintenance.

There is no off-street parking associated with the property; However, ample parking opportunities are available nearby.

DECEPTIVELY SPACIOUS & FULL OF POTENTIAL! This charming period home really does stand out from the crowd, offering character, versatility & an ENVIABLE CENTRAL LOCATION!! Available with NO ONWARD CHAIN!

# Guide Price £150,000 - £160,000



|                                                                                                                                                           |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>LOUNGE:</b>                                                                                                                                            | 14'7 x 11'9 (4.45m x 3.58m) |
| <b>INNER HALL:</b>                                                                                                                                        | 2'8 x 2'8 (0.81m x 0.81m)   |
| <b>MODERN DINING KITCHEN:</b>                                                                                                                             | 17'9 x 7'5 (5.41m x 2.26m)  |
| <b>FIRST FLOOR LANDING:</b>                                                                                                                               | 10'9 x 5'6 (3.28m x 1.68m)  |
| <b>MASTER BEDROOM:</b>                                                                                                                                    | 14'7 x 10'5 (4.45m x 3.18m) |
| Max measurements provided up to extensive fitted wardrobes.                                                                                               |                             |
| <b>FIRST FLOOR BATHROOM:</b>                                                                                                                              | 10'9 x 4'9 (3.28m x 1.45m)  |
| <b>SECOND FLOOR: BEDROOM TWO:</b>                                                                                                                         | 14'7 x 11'6 (4.45m x 3.51m) |
| <b>VAULTED CELLAR STORE ROOM:</b>                                                                                                                         | 11'1 x 6'10 (3.38m x 2.08m) |
| Of vaulted design, with power and lighting, via a ceiling stirp-light. Single panel radiator, plumbing/ provision for a washing machine and a water pump. |                             |





### EXTERNALLY:

This appealing and substantial end townhouse was constructed in the early 19th Century and is situated in the heart of the town centre, close to an abundance of local amenities and excellent transport links.

The well-appointed, low-maintenance rear garden measures approximately 32ft in depth by 18 ft in width. It is extensively paved, creating a variety of private seating areas, and is enhanced by a small selection of established bushes/shrubs.

There is provision for a garden shed, an external wall light, and predominantly high-level curved wall boundaries to the right and rear. The left-hand boundary comprises a wall topped with inset fencing. A left-sided wooden pedestrian gate provides access via the neighbouring property. PLEASE NOTE: There is no shared access across this property's rear garden.

**Approximate Size: 931 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, with a modern 'VIESSMANN' boiler, installed in the last 5 years and majority wooden double glazed sash windows, enhanced with secondary glazing.

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 A'

### 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, 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 the Centre of the Town. 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.

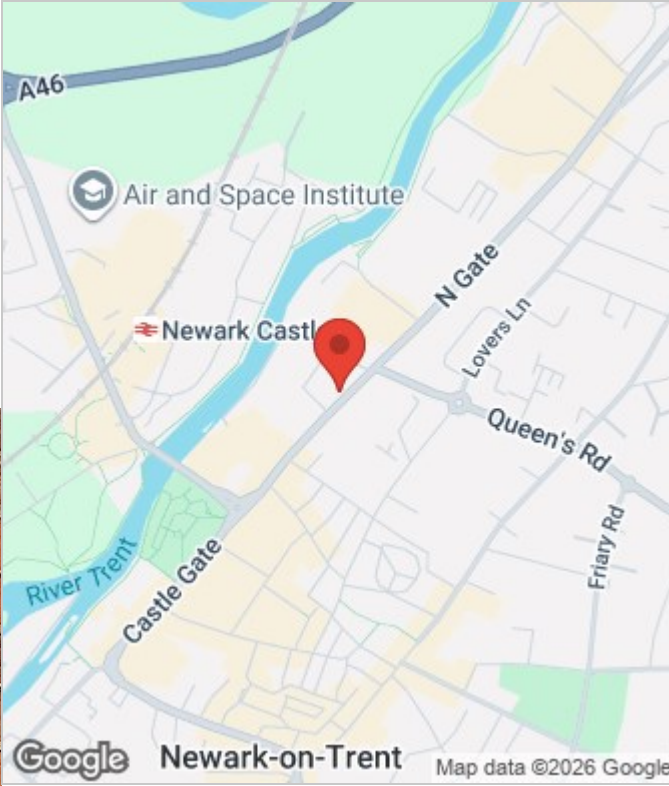


**Money Laundering Regulations:**

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.



**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

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