



Newnham Road, Newark

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 OLIVER REILLY



Newnham Road, Newark

- FOUR-STOREY TERRACE HOME
 - TWO RECEPTION ROOMS
 - WELL-MAINTAINED KITCHEN & FIRST FLOOR BATHROOM
 - ON-STREET PARKING AVAILABLE & WALKING DISTANCE TO AMENITIES
 - GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
 - CLOSE TO NORTH GATE TRAIN STATION & TOWN CENTRE
 - ENCLOSED LOW-MAINTENANCE GARDEN
 - USEFUL CELLAR STORE ROOM
 - NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £120,000–£130,000. GET YOUR FOOT ON THE PROPERTY LADDER!

This excellent four-storey period terraced home is deceptively spacious, well presented, and ideally located just a short walk from Newark town centre, a wide range of local amenities, and North Gate train station, offering a DIRECT RAIL SERVICE TO LONDON KINGS CROSS STATION!

Well maintained throughout, this charming home is ready to move straight into while still providing the perfect opportunity for a buyer to add their own style and cosmetic improvements!

The deceptively generous accommodation comprises: Lounge, an inner hall and a separate dining room with French doors out to a rear courtyard. The dining room flows through to a modern fitted kitchen, while internal stairs also provide access to a useful cellar store room. Equipped with lighting, offering excellent storage and exciting potential to be utilised into additional living accommodation, subject to the necessary consents.

The first floor offers a SPACIOUS DOUBLE BEDROOM and a generously sized bathroom, complete with a large airing cupboard.

The second floor is home to an impressive attic bedroom featuring a Velux roof window.

Externally, the property benefits from a well-proportioned rear garden, offering an excellent opportunity to landscape and personalise. The garden enjoys a good degree of privacy, with predominantly walled boundaries and the added advantage of NO SHARED ACCESS ACROSS THE GARDEN. On-street parking is also available on a first-come, first-served basis.

Further benefits include uPVC double glazing and gas-fired central heating, via a combination boiler.

FIRST HOME OR FANTASTIC INVESTMENT? WHY NOT BOTH?... This property offers great potential! Available with NO ONWARD CHAIN – early viewing is highly recommended!

Guide Price £120,000 - £130,000



LOUNGE:	11'5 x 11'1 (3.48m x 3.38m)
INNER HALL:	2'7 x 2'5 (0.79m x 0.74m)
DINING ROOM:	11'5 x 10'3 (3.48m x 3.12m)
KITCHEN:	9'7 x 6'4 (2.92m x 1.93m)
FIRST FLOOR LANDING:	8'5 x 6'1 (2.57m x 1.85m)
MASTER BEDROOM:	11'5 x 11'0 (3.48m x 3.35m)
SPACIOUS FIRST FLOOR BATHROOM:	11'4 x 7'2 (3.45m x 2.18m)
ATTIC/ BEDROOM THREE:	10'3 x 10'2 (3.12m x 3.10m)
USEFUL CELLAR STORE ROOM:	11'6 x 9'10 (3.51m x 3.00m)

With two ceiling strip lights. Access to the electrical RCD consumer unit, gas and electricity meters. Wooden window to the front elevation. Providing great storage space and excellent scope to be utilised into additional living accommodation. Subject to relevant approvals.





EXTERNALLY:

This period terraced home is ideally situated close to the town centre and both train stations, with a wide range of local amenities nearby.

The French doors in the dining room open onto a paved courtyard, with a wooden gate, where there is a right of access across one neighbouring property to a shared passageway. PLEASE NOTE: There is no shared access across this property's garden.

The well-appointed rear garden is predominantly laid to lawn and features a paved pathway and seating area. It is enclosed by a fenced boundary to the left-hand side, with brick walls forming the rear boundary and the right-hand side, providing a great degree of privacy.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the wooden window in the cellar store room.

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: 870 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' (63)

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.

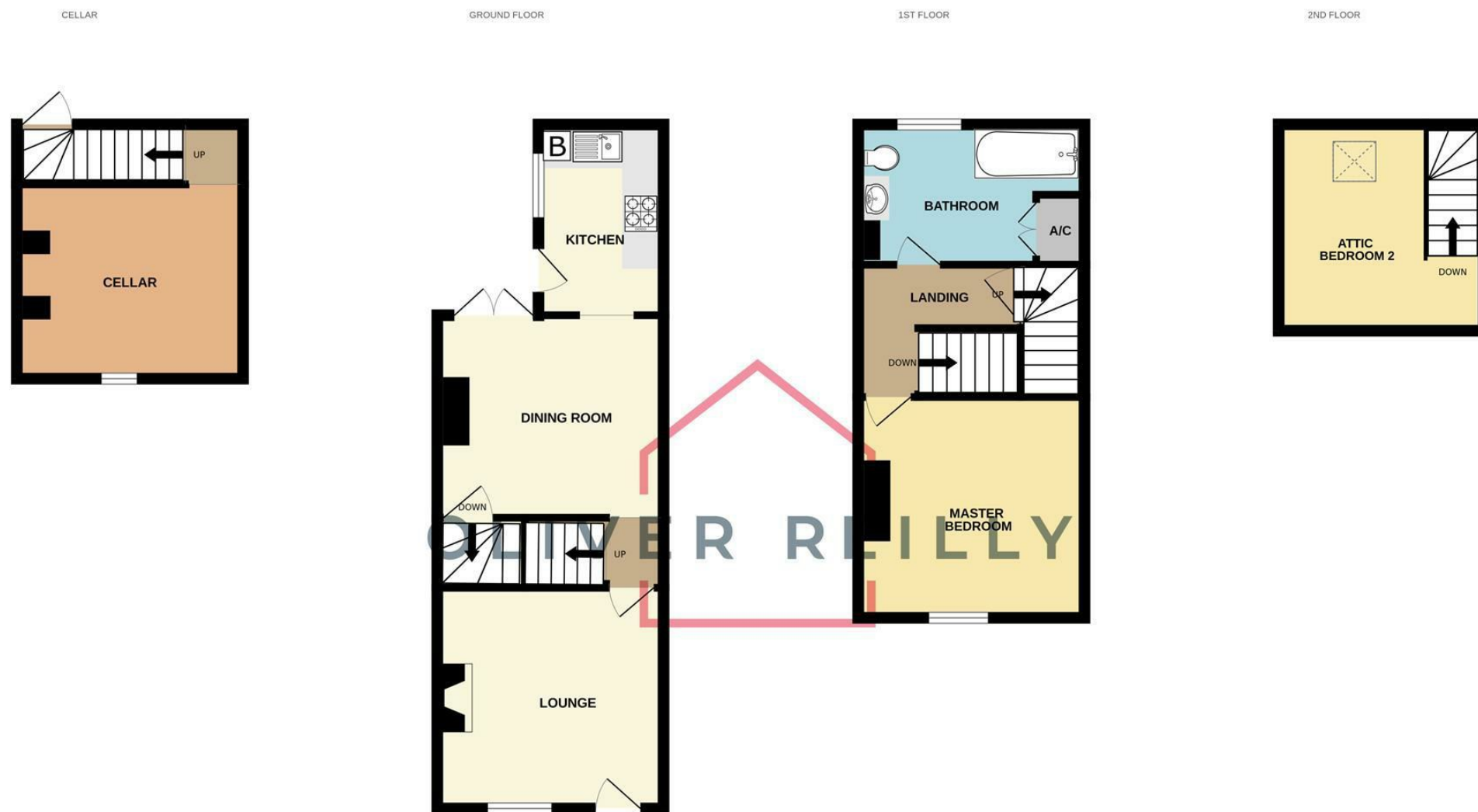


Local Information & Amenities:

This property is conveniently located in a central 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.

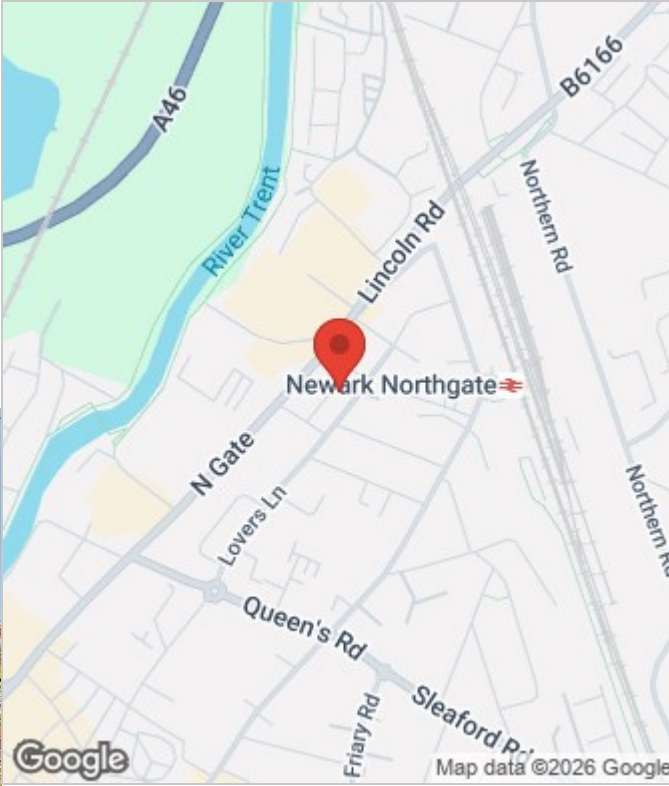


Money Laundering Regulations:

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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