



Hardwick Avenue, Newark

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OLIVER REILLY



Hardwick Avenue, Newark

- SIZEABLE PERIOD TERRACE HOME
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN & GROUND FLOOR BATHROOM
- WELL-APPOINTED & ENCLOSED REAR GARDEN
- EASE OF ACCESS TO MAIN ROADS & TRANSPORT LINKS
- THREE BEDROOMS
- POPULAR RESIDENTIAL SETTING-CLOSE TO TOWN CENTRE!
- POTENTIAL TO ADD VALUE & IMPROVE!
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £140,000 - £150,000. A POTENTIAL-FILLED PERIOD PROPERTY!

Grab this opportunity with both hands and acquire a sizeable, traditional terrace home, conveniently situated close to the town centre, with easy access to major road links and a vast array of local amenities. The property is also ideally placed for enjoying lovely walks through the popular Sconce and Devon Park.

This BRILLIANT BLANK CANVAS is PRIMED AND READY for a new lease of life, whilst retaining plenty of its original character and charm. The property offers an exciting opportunity to combine its traditional features with a contemporary renovation to create a wonderful family-sized home.

The deceptively spacious internal accommodation comprises: Entrance hall, lounge, separate dining room, modern fitted kitchen and ground floor bathroom. To the first floor, the landing leads to THREE WELL-PROPORTIONED BEDROOMS, with the second bedroom benefiting from fitted wardrobes.

Externally, prepare to be pleasantly surprised by the WELL-APPOINTED REAR GARDEN, which enjoys a high degree of privacy. The garden is further enhanced by a paved outdoor seating area and timber-framed pergola, creating an ideal space for relaxing and entertaining.

Additional benefits of this HOME TO MAKE YOUR OWN include uPVC double glazing, gas central heating and NO ONWARD CHAIN!

ATTRACTIVELY PRICED FOR IMMEDIATE INTEREST!.. DO NOT DELAY! BOOK YOUR VIEWING TODAY!

Guide Price £140,000 - £150,000



ENTRANCE HALL:	3'1 x 2'8 (0.94m x 0.81m)
LOUNGE:	12'5 x 12'3 (3.78m x 3.73m)
DINING ROOM:	12'5 x 12'3 (3.78m x 3.73m)
MODERN FITTED KITCHEN:	11'1 x 6'7 (3.38m x 2.01m)
GROUND FLOOR BATHROOM:	8'10 x 6'7 (2.69m x 2.01m)
FIRST FLOOR LANDING:	8'2 x 5'8 (2.49m x 1.73m)
MASTER BEDROOM:	12'5 x 12'3 (3.78m x 3.73m)
BEDROOM TWO:	12'7 x 7'6 (3.84m x 2.29m)
Max measurements provided up to fitted wardrobes.	
BEDROOM THREE:	9'3 x 8'2 (2.82m x 2.49m)





EXTERNALLY:

This traditional period property is situated in a popular and convenient residential location. A concrete pathway leads to the side entrance door via a shared passageway.

The front garden is predominantly laid to lawn, with established bushes and fenced boundaries. A secure wooden pedestrian gate, accessed via the shared passageway, opens onto a concrete pathway, with access into the kitchen and down to a lovely paved outdoor seating area with a timber-framed pergola, providing an ideal space for relaxing or entertaining.

The wall-enclosed rear garden is predominantly laid to lawn, with a slate shingled hardstanding area and provision for a garden shed. Further benefits include an outside tap, external security lighting, fully fenced side and rear boundaries.

Approximate Size: 845 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 'A'

EPC: Energy Performance Rating: 'D' (66)

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:

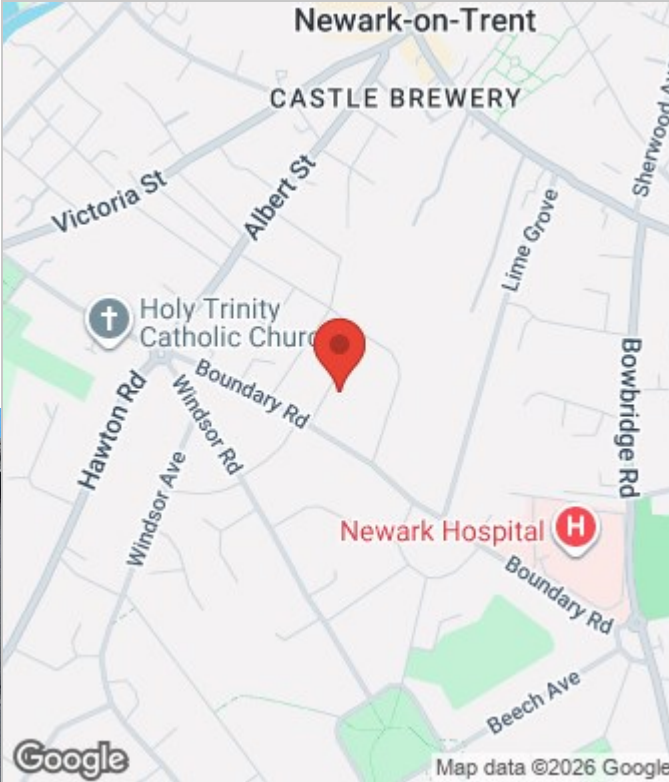
This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.5 miles away). The property is positioned on a sought after street, with excellent access over to the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC