

Edward Avenue, Newark

3 2 2 E

OLIVER REILLY



Edward Avenue, Newark

Asking Price: £160,000

- SPACIOUS END TERRACE HOME
- POPULAR & CENTRAL CUL-DE-SAC LOCATION
- MODERNISATION REQUIRED!
- WELL-APPOINTED REAR GARDEN WITH BRICK OUTBUILDING
- WALKING DISTANCE TO TOWN CENTRE & BOITH TRAIN STATIONS
- THREE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS & ATTACHED CONSERVATORY
- GROUND FLOOR BATHROOM & FIRST FLOOR EN-SUITE
- PRIVATE PASSAGEWAY WITH LARGE ATTACHED GARAGE & SMALL DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'E'

12, Edward Avenue, Newark, NG24 4UZ.
We are acting in the sale of the above property and have received an offer of £147,500 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

PERIOD PROPERTY POTENTIAL!

An exciting opportunity to acquire this generously proportioned, character-filled end-terrace home, occupying a delightful position within a highly desirable & conveniently located cul-de-sac. The property is a short walk from the town centre and enjoys excellent access to local amenities, major road links & both train stations.

Offering an abundance of SPACE & ORIGINAL FEATURES, this charming period home provides a fantastic blank canvas for buyers looking to create a home tailored to their own style and requirements. The versatile accommodation also offers considerable scope for further improvement and adaptation, subject to any necessary consents.

Access is provided via a private passageway leading to the side entrance. From here, the inner hallway gives access to two GENEROUSLY-SIZED RECEPTION ROOMS, a kitchen with useful pantry and a ground-floor bathroom. An attached conservatory, currently accessed externally from the private courtyard, provides additional space with further potential.

To the first floor are THREE EXCELLENT-SIZED BEDROOMS, including a particularly spacious master bedroom benefiting from an EN-SUITE SHOWER ROOM.

Outside, the property enjoys the unusual advantage of a small driveway leading to a substantial 25ft timber garage, providing valuable parking, storage or workshop space.

The private rear garden offers another excellent opportunity to create an attractive outdoor space to suit individual tastes, while also benefiting from a useful attached brick-built outbuilding.

Further benefits include uPVC double glazing, gas central heating via a modern combination boiler, residents on-street permit parking and NO ONWARD CHAIN!







PRIVATE PASSAGEWAY: 23'6 x 2'10 (7.16m x 0.86m)

ENTRANCE HALL: 2'7x 2'7 (0.79mx 0.79m)

LOUNGE: 12'5 x 12'1 (3.78m x 3.68m)

DINING ROOM: 12'6 x 11'10 (3.81m x 3.61m)

KITCHEN: 9'7 x 8'1 (2.92m x 2.46m)
Max measurements provided.

GROUND FLOOR BATHROOM: 7'6 x 6'4 (2.29m x 1.93m)
Max measurements provided.

ATTACHED CONSERVATORY: 8'7 x 6'7 (2.62m x 2.01m)
Of part brick and uPVC construction, with a sloped poly-carbonate roof. Providing tiled flooring, power, a ceiling light fitting, TV connectivity point and fitted blinds.

FIRST FLOOR LANDING: 8'1 x 5'7 (2.46m x 1.70m)

MASTER BEDROOM: 15'9 x 12'6 (4.80m x 3.81m)

EN-SUITE SHOWER ROOM: 7'5 x 2'7 (2.26m x 0.79m)

BEDROOM TWO: 12'5 x 7'5 (3.78m x 2.26m)

BEDROOM THREE: 9'8 x 8'1 (2.95m x 2.46m)

ATTACHED GARAGE: 25'5 x 8'3 (7.75m x 2.51m)
Of timber construction with a sloped felt roof. Accessed via wooden double doors. With single glazed windows to the right side and rear elevations. A wooden personal door opens out to the garden.



BRICK OUTBUILDING:
6'1 x 4'1 (1.85m x 1.24m)

Accessed via a wooden personal door, with a flat felt roof. Equipped for useful external storage.

EXTERNALLY:

This attractive period terraced home occupies a convenient, central location towards the end of a desirable residential cul-de-sac.

To the front, a dropped kerb provides vehicular access onto a small concrete driveway, with potential for further enhancement subject to any necessary adaptations to the attached timber garage. The front garden is predominantly gravelled, enclosed by picket-fenced front and side boundaries, with access to concealed gas and electricity meters.

A secure personal door opens onto a private concrete side passageway, complemented by an external ceiling light, providing access to the side entrance door. The pathway continues through a wrought-iron gate into the enclosed rear garden.

The garden is predominantly hard landscaped with extensive paved areas, hosting a variety of mature trees and shrubs. There is also access to a useful attached brick-built outbuilding. A concrete courtyard provides direct access to both the conservatory and kitchen, benefitting from an outside tap and external security lighting. With predominantly fenced boundaries, the garden offers excellent potential for a purchaser to adapt and personalise the outside space to suit their individual requirements.

Residents Permit Parking:

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £40 per annum for a parking pass. Each property can apply for two per household.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'VIESSMANN' combination boiler and uPVC double glazing throughout. This excludes the single glazed windows in the attached garage.
PLEASE NOTE: All services/appliances have not and will not be tested.

Approximate Size: 1,235 Square Ft.

Measurements are approximate and for guidance only. This includes the garage space, passageway and outbuilding.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'



EPC: Energy Performance Rating: 'E'

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. 1.0 mile away). The property is positioned on one of the Towns most sought after streets, 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.

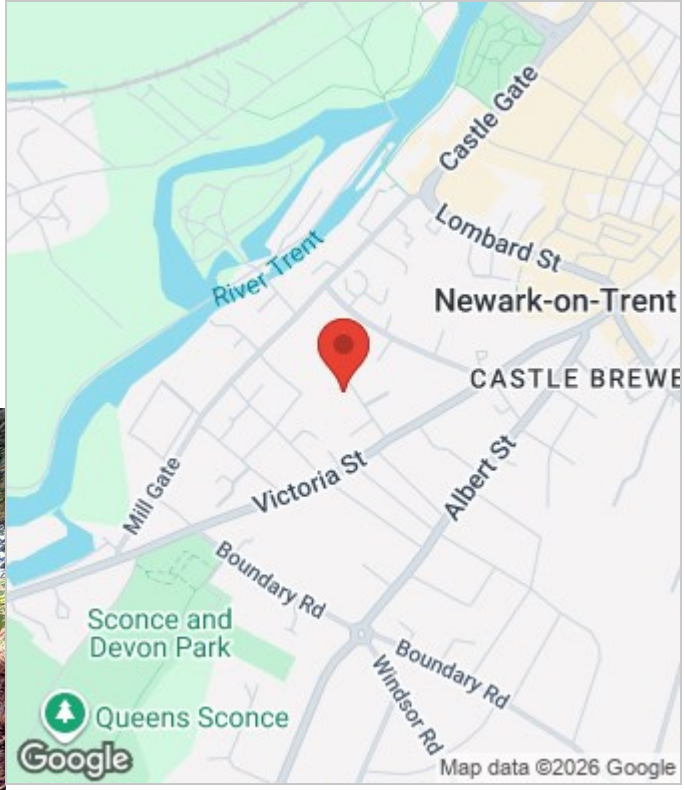


Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY