Vernon Street, Newark

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OLIVER REILLY

DONKEY KONG

Vernon Street, Newark

Guide Price £150,000 - £160,000

- DELIGHTFUL TERRACE HOME
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN & UTILITY ROOM
- WELL-APPOINTED ENCLOSED GARDEN
- GAS CENTRAL HEATING VIA A NEWLY INSTALLED COMBINATION BOILER
- TWO BEDROOMS & FUNCTIONAL ATTIC SPACE
- PRIME CENTRAL LOCATION!
- WONDERFUL FOUR-PIECE FIRST FLOOR BATHROOM
- EASE OF ACCESS TO TOWN CENTRE & BOITH TRAIN STATIONS
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'E'

Guide Price: £150,000 - £160,000. SPACIOUS ROOMS & A HOMELY FEEL THROUGHOUT!

This wonderful & traditional 2/3 bedroom terrace home has everything you could wish for & MUCH MORE!

Enjoying a wealth of warmth and character from the moment you arrive, this charming period property combines spacious rooms with a versatile three-storey layout, offering excellent flexibility to suit a variety of everyday needs.

Conveniently positioned close to the town centre, the property is within comfortable walking distance of a range of amenities and both popular train stations. One provides CONVENIENT CONNECTION TO LONDON KINGS CROSS STATION, via Newark North Gate.

The deceptively generous accommodation comprises: Lovely lounge with a feature fireplace and inset log burner, an inner hallway, a separate/equally spacious dining room, a MODERN 13FT KITCHEN and a useful utility room.

The first-floor landing provides access to TWO EXCELLENT SIZED BEDROOMS & a SUPERB FOUR-PIECE BATHROOM. A separate staircase from the landing leads to a large, versatile loft space, offering excellent potential for a variety of uses. Complete with a Velux roof light and ample eaves storage, this impressive space offers the potential to be utilised as a third bedroom, subject to any necessary approvals.

Externally, ample on-street parking is available on a first-come, first-served basis. To the rear, the WONDERFULLY WELL-APPOINTED GARDEN provides a lovely and private setting, with plenty of space for the whole family to enjoy!

Further benefits include uPVC double glazing and gas central heating via a modern, recently installed combination boiler, with the added advantage of remaining warranty cover.

FRESH, MODERN & READY TO GO!...

This is the sort of property that makes an effortless first impression! Cleverly combining period charm, generous accommodation and excellent versatility across three floors. Early viewing is highly recommended!

LOUNGE:	12'1 x 11'8 (3.68m x 3.56m)
INNER HALL:	2'10 x 2'10 (0.86m x 0.86m)
DINING ROOM:	11'10 x 11'6 (3.61m x 3.51m)
MODERN FITTED KITCHEN:	13'4 x 6'3 (4.06m x 1.91m)
UTILITY ROOM:	7'6 x 6'6 (2.29m x 1.98m)
FIRST FLOOR LANDING:	7'3 x 6'8 (2.21m x 2.03m)
MASTER BEDROOM:	15'8 x 11'8 (4.78m x 3.56m)

Max measurements provided.

UPPER HALLWAY:	12'1 x 3'9 (3.68m x 1.14m)
BEDROOM TWO:	12'1 x 7'4 (3.68m x 2.24m)
FOUR-PIECE BATHROOM:	13'3 x 6'3 (4.04m x 1.91m)
ATTIC SPACE/ POTENTIAL BEDROOM 3:	11'8 x 11'6 (3.56m x 3.51m)

A generous sized space, with complementary wood-effect laminate flooring, two ceiling light fittings, a smoke alarm, power points and a Velux roof-light to the rear elevation. there are ample eaves storage cupboards to the front and rear elevations.

EXTERNALLY:

This attractive period terraced home enjoys a popular central position, conveniently located close to the town centre and a wide range of amenities.

A shared left-hand side passageway leads down to the wonderfully well-appointed rear garden, which is predominantly laid to lawn and complemented by mature shrubbery. There is also a gravelled seating area and hardstanding at the bottom of the garden, providing space for a large garden shed, together with fully fenced side and rear boundaries.

A wooden pedestrian gate opens onto a block-paved shared passageway, providing pedestrian access across the property. A further wooden gate leads into a paved courtyard area, complete with an outside tap and external wall light. From here, uPVC double doors provide direct access into the kitchen. The courtyard is enclosed by fenced side boundaries and a walled rear boundary.

PLEASE NOTE: Although there is a shared passageway across part of the property, there is no shared right of access across the main rear garden, allowing the principal garden area to remain private and enclosed.

Approximate Size: 1,100 Square Ft.

Measurements are approximate and for guidance only. This includes the functional attic space.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a newly installed combination boiler with warranty remaining 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: '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 in a highly sought after residential location, within walking distance to 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:

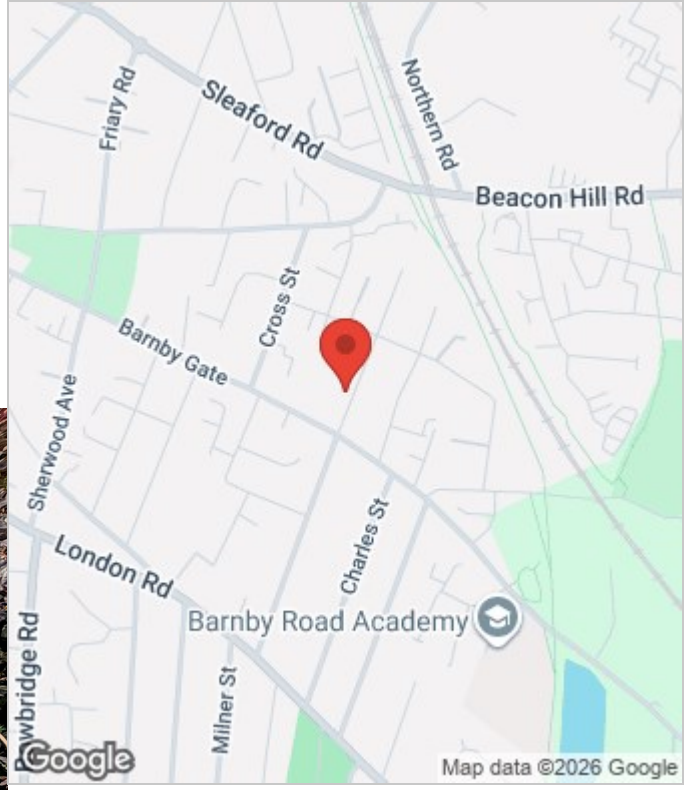
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

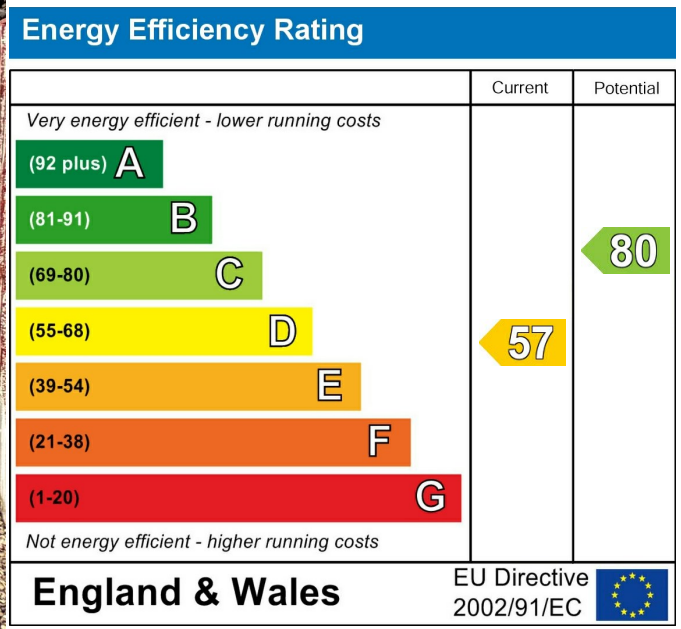
Money Laundering Regulations:

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.





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