
Grange Road, Newark
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OLIVER REILLY



Grange Road, Newark

Guide Price £150,000 - £160,000

- SPACIOUS SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO AMENITIES!
- FITTED KITCHEN & POTENTIAL-FILLED UTILITY ROOM
- LARGE FRONT GARDEN WITH SPACE FOR A DRIVEWAY (Subject To Dropped Kerb)
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE BEDROOMS
- LARGE DUAL-ASPECT LIVING ROOM
- GENEROUS PLOT WITH POTENTIAL TO EXTEND (STPP)
- WELL-MAINTAINED & READY FOR COSMETIC ENHANCEMENT
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £150,000 - £160,000. SEE THE SPACE & SEIZE YOUR CHANCE!

An excellent opportunity awaits with this generously proportioned semi-detached home, which has been lovingly maintained over the years and now offers the perfect opportunity for a new owner to MODERNISE & MAKE IT YOUR OWN!

Occupying a particularly GENEROUS & VERSATILE PLOT, the property is ideally positioned close to the town centre, a wide range of local amenities, excellent transport links and nearby schools.

The spacious accommodation comprises: Entrance hall, an impressive 19ft dual-aspect living room, fitted dining kitchen and a useful multi-purpose utility room, offering the flexibility to suit a variety of needs.

To the first floor, the landing provides access to THREE WELL-PROPORTIONED BEDROOMS and a modern wet room.

Externally, the property enjoys a LARGER THAN AVERAGE PLOT! Offering exciting potential for further improvement. The generous front garden provides valuable space for the creation of off-road parking, subject to the necessary dropped kerb approval.

To the rear, the substantial and well-appointed garden provides an excellent family-friendly outdoor space, while also offering potential for a sizeable side or rear extension, subject to relevant planning permissions/ approvals.

Further benefits include uPVC double glazing, gas central heating and a modern boiler installed within the last two years. Available with NO ONWARD CHAIN!

With its generous accommodation, excellent plot and exciting potential for further development, this is a property that offers plenty of scope to create a fantastic long-term family home.

OPPORTUNITY AWAITS – DON'T LET THIS ONE PASS YOU BY!







ENTRANCE HALL:	5'5 x 3'5 (1.65m x 1.04m)
GENEROUS DUAL-ASPECT LIVING ROOM:	19'10 x 11'2 (6.05m x 3.40m)
FITTED DINING KITCHEN:	12'1 x 11'5 (3.68m x 3.48m)
MULTI-PURPOSE UTILITY ROOM:	8'1 x 7'6 (2.46m x 2.29m)
FIRST FLOOR LANDING:	5'10 x 2'7 (1.78m x 0.79m)
MASTER BEDROOM:	14'6 x 11'1 (4.42m x 3.38m)
BEDROOM TWO:	14'10 x 8'2 (4.52m x 2.49m)
BEDROOM THREE:	8'7 x 8'3 (2.62m x 2.51m)
MODERN WET ROOM:	11'3 x 5'5 (3.43m x 1.65m)



EXTERNALLY:

The spacious semi-detached home is situated in a popular residential location, just a short distance from the Town Centre and conveniently positioned for a range of local amenities and transport links.

The property occupies a wonderfully generous and potential-filled plot, approached via a personal access gate opening onto a concrete pathway leading to the front entrance door, with a storm canopy above. The large front garden is predominantly laid to lawn and enhanced by a variety of established bushes, shrubs and mature planting. The garden enjoys picket-fenced front and side boundaries and provides ample space for the creation of a suitable driveway, subject to the necessary dropped kerb permission.

To the left side of the property, a personal wrought-iron access gate opens onto a continued concrete pathway, providing access to the well-appointed and highly private rear garden. Predominantly laid to lawn, enjoying an excellent degree of privacy, with a variety of established hedges, shrubs and mature planting including a high-level conifer hedge. There is also a paved hardstanding area/ provision for a garden shed. There is excellent scope for a substantial side/ rear extension, subject to the necessary planning approvals.

The garden is enclosed by fully fenced side and rear boundaries, creating a private and secure outdoor space with considerable potential for further enhancement.

Approximate Size: 895 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.

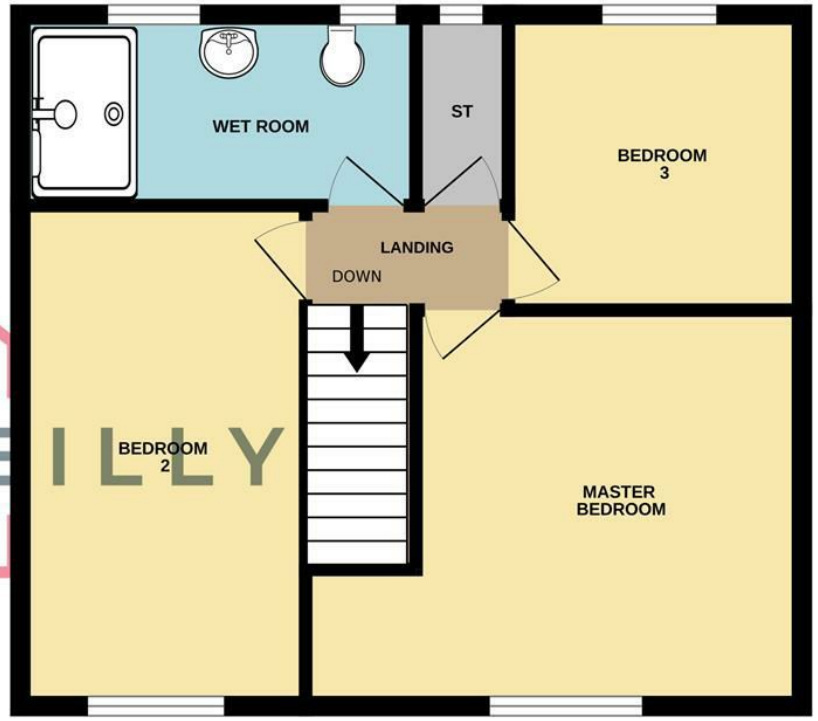
Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, just over 1 mile away from 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

GROUND FLOOR



1ST FLOOR



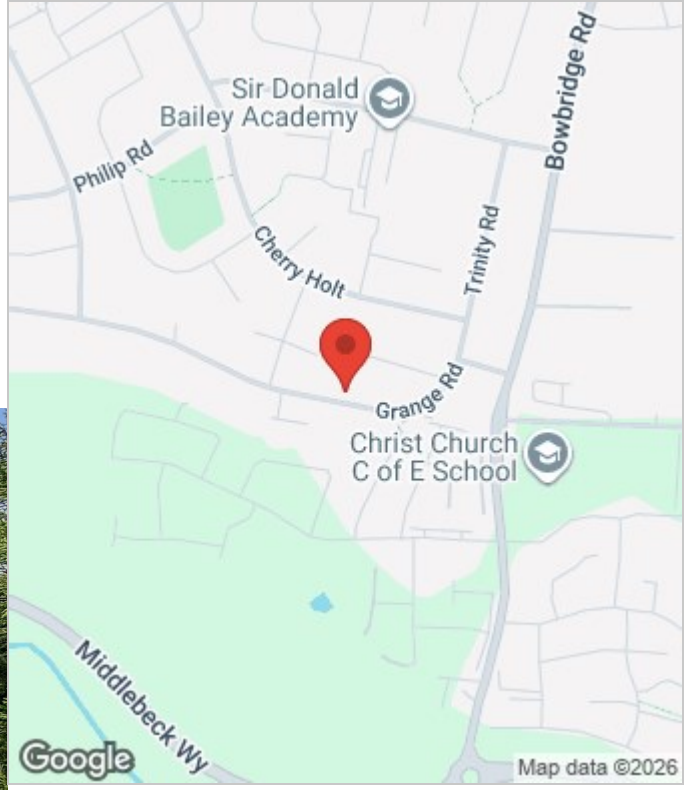
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Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

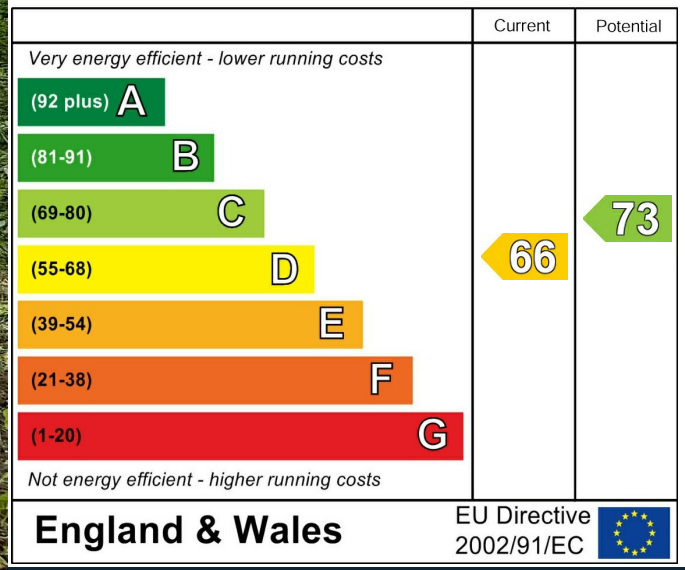
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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



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