

Victoria Street, Newark

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OLIVER REILLY



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Guide Price £230,000 - £240,000

- SUBSTANTIAL VICTORIAN HOME
- PRIME CENTRAL LOCATION!
- SPACIOUS KITCHEN & UTILITY ROOM
- CHARMING ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE & BOTH TRAIN STATIONS
- FOUR BEDROOMS
- TWO LARGE RECEPTION ROOMS
- GROUND FLOOR W.C & FIRST FLOOR BATHROOM
- RESIDENTIS PARKING & INTEGRAL OUTSIDE STORE
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £230,000 – £240,000. CHARACTER, CHARM & AN ABUNDANCE OF POTENTIAL!

Steeped in period charm and offering an abundance of living space, this handsome Victorian terraced home presents an exciting opportunity to create something truly special. With generous proportions, versatile accommodation and a wealth of potential, this much-loved family home is ready for its next chapter!

Conveniently positioned just a short stroll from the vibrant heart of Newark Town Centre, this charming period home enjoys easy access to an excellent array everyday amenities. The property is also ideally placed for convenient road connections and both of Newark's railway stations, including Newark North Gate, which offers DIRECT RAIL CONNECTIONS TO LONDON KINGS CROSS STATION!

Upon entering, an external porch leads into a welcoming 22ft entrance hallway, setting the tone for the spacious accommodation throughout. The ground floor boasts an impressive bay-fronted lounge, a generously sized dining room and an extensive fitted kitchen. Further practical additions include a separate utility room, walk-in pantry and a spacious ground-floor W.C.

To the first floor, the property offers FOUR WELL-PROPORTIONED BEDROOMS- Three benefiting from extensive fitted wardrobes, alongside a three-piece family bathroom.

Outside, the enclosed rear garden provides a wonderful blank canvas for landscaping, entertaining or simply creating a peaceful outdoor retreat. An integral external store offers valuable additional storage space. Residents' permit parking is also available outside the front of the house, on a first-come, first-served basis.

Available with NO ONWARD CHAIN!.. This exciting Victorian home presents a rare opportunity to restore, reimagine and transform a charming period property into a beautiful family home!







PORCH:	4'2 x 3'1 (1.27m x 0.94m)
ENTRANCE HALL:	22'7 x 5'4 (6.88m x 1.63m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	14'9 x 14'8 (4.50m x 4.47m)
LARGE DINING ROOM:	13'5 x 13'3 (4.09m x 4.04m)
WELL-PROPORTIONED KITCHEN:	12'3 x 10'10 (3.73m x 3.30m)
UTILITY ROOM:	10'11 x 6'3 (3.33m x 1.91m)
PANTRY:	6'2 x 3'0 (1.88m x 0.91m)
GROUND FLOOR W.C: Max measurements provided.	10'1 x 4'10 (3.07m x 1.47m)
FIRST FLOOR LANDING: Max measurements provided.	22'4 x 5'4 (6.81m x 1.63m)
MASTER BEDROOM WITH FITTED WARDROBES:	16'10 x 12'3 (5.13m x 3.73m)
BEDROOM TWO WITH FITTED WARDROBES:	13'3 x 11'6 (4.04m x 3.51m)
BEDROOM THREE WITH FITTED WARDROBES:	9'10 x 9'10 (3.00m x 3.00m)
BEDROOM FOUR:	9'10 x 9'10 (3.00m x 3.00m)
FAMILY BATHROOM:	8'7 x 6'9 (2.62m x 2.06m)
INTEGRATED EXTERNAL STORE:	6'8 x 4'8 (2.03m x 1.42m)



Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the front & rear doors and the wooden windows in the external store.
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 'B'

EPC: Energy Performance Rating: 'D'
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.

EXTERNALLY:
This spacious period terraced home is conveniently situated within easy reach of the town centre and major road networks. Residents' permit parking is available directly outside the front of the property on a first come, first served basis.

The property is approached via a low-level walled and enclosed frontage, with wrought iron pedestrian gate, opening onto a concrete pathway leading to the entrance porch, which retains its attractive original decorative tiled flooring. The established front garden features an abundance of mature shrubs and planting.

The fully enclosed rear garden offers tremendous potential for enhancement and landscaping, providing an exciting opportunity for prospective purchasers to create their own outdoor haven. Partially laid to lawn, the garden enjoys a high degree of maturity, with an extensive variety of established shrubs and planting. A concrete pathway extends towards the rear boundary, where a timber pedestrian gate provides access to a shared passageway leading back to the front of the property. There is an outside tap, external security lighting and access to a useful integral store.

The garden benefits from fully fenced side and rear boundaries, whilst offering considerable scope for transformation into a beautiful and inviting outdoor space.

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.

Approximate Size: 1,565 Square Ft.
Measurements are approximate and for guidance only.



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:

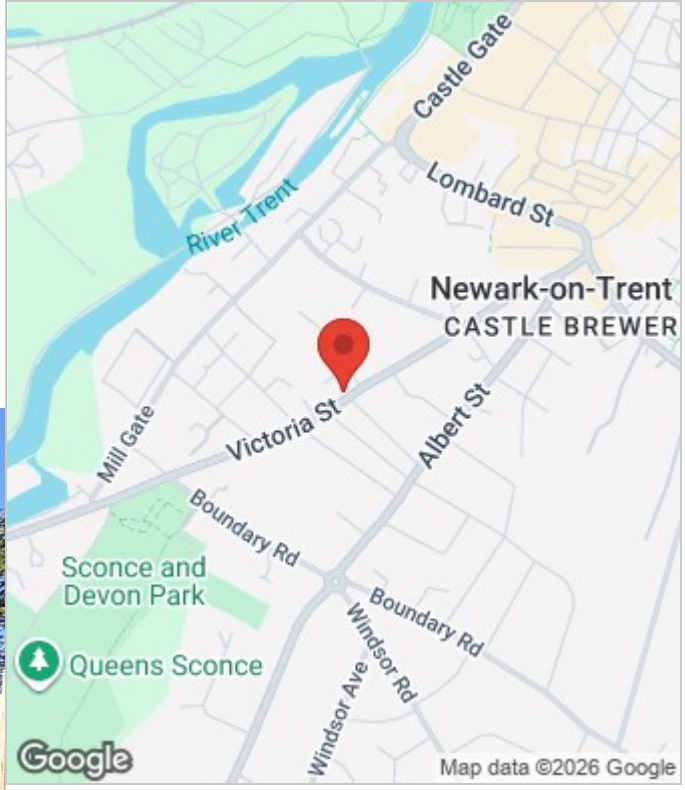
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.



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		78
(69-80) C		
(55-68) D	61	
(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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