
Southend Avenue, Newark
3
1
2
D
OLIVER REILLY


JOSEF ALBERS

Southend Avenue, Newark

Asking Price: £180,000

- CHARMING TRADITIONAL TERRACE HOME
- WALKING DISTANCE TO TOWN CENTRE
- LOVELY TREE-LINED STREET
- WONDERFUL RETAINED PERIOD FEATURES
- CLOSE TO AMENITIES & BOTH TRAIN STATIONS
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- ATTRACTIVE MODERN KITCHEN
- CHARMING & ESTABLISHED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'



A TANTALISING, TRENDY & TRADITIONAL TERRACE...!

We are pleased to welcome you to this wonderful character-filled terrace home. Pleasantly situated on a desirable tree-lined street, close to Newark Town Centre, a vast array of local amenities and transport links. Including both train stations, with a DIRECT LINK TO LONDON KINGS CROSS STATION, via Newark North Gate Station.

This captivating period home promises a sympathetic degree of retained original features, combined with an eye-catching vibrant contemporary design. The property commands a deceptively spacious layout, comprises: Entrance hall, a lovely lounge with high-ceilings, feature fireplace and stained glass window with bespoke shutters, an equally large dining room with inset log burner, French doors into the garden and OPEN-ACCESS through to the STYLISH CONTEMPORARY KITCHEN. There is a useful rear lobby and a modern ground floor bathroom.

The copious first floor landing leads into THREE EXCELLENT SIZED BEDROOMS. Two of which are boasting BESPOKE FITTED SHUTTERS.

Externally, the personality and tranquility continues... leading into a beautifully established and well-appointed rear garden. Hosting a delightful block paved seating/ entertainment area. Perfect for anyone green-fingered!

Further benefits of this attractive period home include a combination of uPVC/ hardwood double glazing and gas central heating.

CREATE YOUR NEXT CHAPTER... Inside this marvellous personality-filled home. READY AND WAITING for your immediate appreciation!





ENTRANCE HALL: 3'3 x 2'8 (0.99m x 0.81m)
Accessed via an obscure panelled uPVC double glazed side external door, providing exposed wooden floorboards, a ceiling light fitting, staircase rising to the first floor and a wall-mounted central heating thermostat. Access into both reception rooms.

LOUNGE: 12'5 x 12'3 (3.78m x 3.73m)
A beautiful character-filled reception room. Providing exposed wooden floorboards, a central ceiling rose with light fitting, stylish white radiator, picture railing, TV/ telephone connectivity points and a decorative central feature fireplace with a raised granite hearth. Hardwood double glazed window to the front elevation, with complementary stained glass above.

DINING ROOM: 12'5 x 12'2 (3.78m x 3.71m)
A delightful reception room. Providing exposed wooden floorboards, a central ceiling light fitting, large single panel radiator, picture railing, a wall mounted carbon monoxide alarm, central feature fireplace housing an exposed to log burner with a raised slate tiled hearth and ornate mantle above. Walk-in under stairs storage cupboard with, sufficient shelving, ceiling light fitting, electricity meter and RCD consumer unit. The dining room provides French doors opening out into the rear garden. Internal open-access through to the kitchen.

CONTEMPORARY KTICHEN: 9'10 x 6'6 (3.00m x 1.98m)
Hosting wood-effect laminate flooring. The kitchen provides a vast range of shaker-style wall and base units with laminate wood-effect flat head work surfaces over and up-stands. Inset white ceramic sink with flexi- spray mixer tap. Integrated electric oven with four ring 'BECKO' induction hob over, clear glass splash back, and a 'COOKE & LEWIS' stainless steel extractor hood above.Integrated Slim-line dishwasher. Fitted larder storage cupboard. Under-counter plumbing/provision for a washing machine. Recessed ceiling spotlights, large uPVC double glazed window to the side elevation. Open-access through to the rear lobby.

REAR LOBBY: 6'7 x 2'7 (2.01m x 0.79m)
With continuation of the wood-effect laminate flooring. Providing recessed ceiling spotlights. Provision for a freestanding fridge freezer. Loft hatch access point and an obscure uPVC double glazed side external door gives access into the garden. Internal access into the ground floor bathroom.

GROUND FLOOR BATHROOM: 6'6 x 6'6 (1.98m x 1.98m)
Of complementary modern design. Providing patterned ceramic tiled flooring. A wooden panelled bath with chrome taps, slate floorboard-effect walled tiled splash backs, mains shower facility and wall mounted shower screen. Low-level W.C with levered flush and a pedestal wash hand basin with chrome taps. Stylish modern black radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING: 8'2 x 5'8 (2.49m x 1.73m)
With carpeted flooring, an open spindle balustrade with handrail, featured wall panelling, ceiling light fitting, picture railing and access into all three WELL-PROPORTIONED bedrooms.

MASTER BEDROOM: 12'8 x 12'3 (3.86m x 3.73m)
Accessed via a complementary oak internal door. A generous DOUBLE bedroom located at the rear of the house, providing carpeted flooring, a ceiling light fitting, coving, large single panel radiator and a hardwood double glazed window to the rear elevation. Overlooking the garden.



BEDROOM TWO: 13'2 x 7'6 (4.01m x 2.29m)
Accessed via a complementary oak internal door. A further DOUBLE bedroom. Providing exposed wooden floorboards, with a ceiling light fitting, coving, single panel radiator, fitted airing cupboard housing the hot water cylinder with central heating/ hot water control panel. Hardwood window to the front elevation with bespoke fitted shutters. Max measurements provided.

BEDROOM THREE: 9'3 x 8'2 (2.82m x 2.49m)
Accessed via a complementary obscure panelled oak internal door. Providing carpeted flooring, a ceiling light fitting, coving, single panel radiator, loft hatch access point. Providing access to the gas boiler. Hardwood window to the front elevation with bespoke fitted shutters.

EXTERNALLY:
The well-appointed front garden is predominantly gravelled with a range of mature shrubs and a picket fenced front/ side boundary. There is a dropped kerb to allow for parking if desired. There is access to the concealed gas meter. A concrete pathway leads down a shared passageway to the side entrance door. The pathway continues to a timber gate, opening into the well-appointed and FULLY ENCLOSED rear garden. Hosting a tarmac seating area, directly accessed from the French doors in the dining room. There is an external light and outside tap. The garden continues down to an established yet peaceful formal garden with an extensive block paved seating area, surrounded by established shrubs and bushes. There is a log store and provision for a greenhouse. There are fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS across the properties garden.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and a variety of uPVC double glazing and hardwood 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.

Approximate Size: 822 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (63)
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, from 1st April 2018 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 a appointment, please contact us on: 01636 558 540.

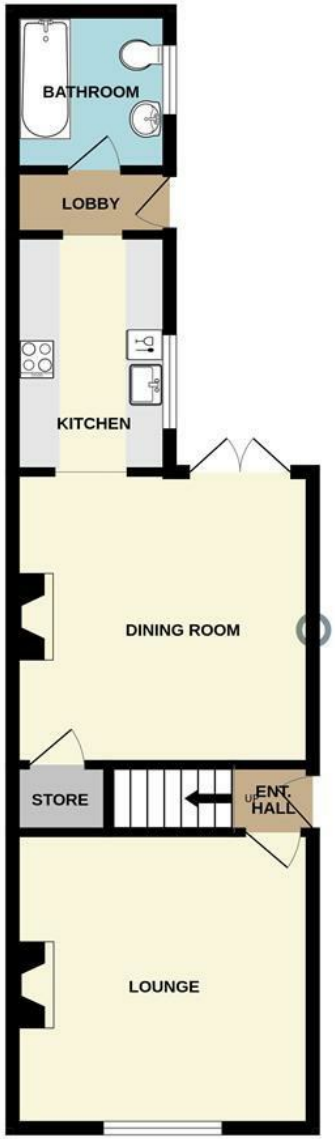
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.





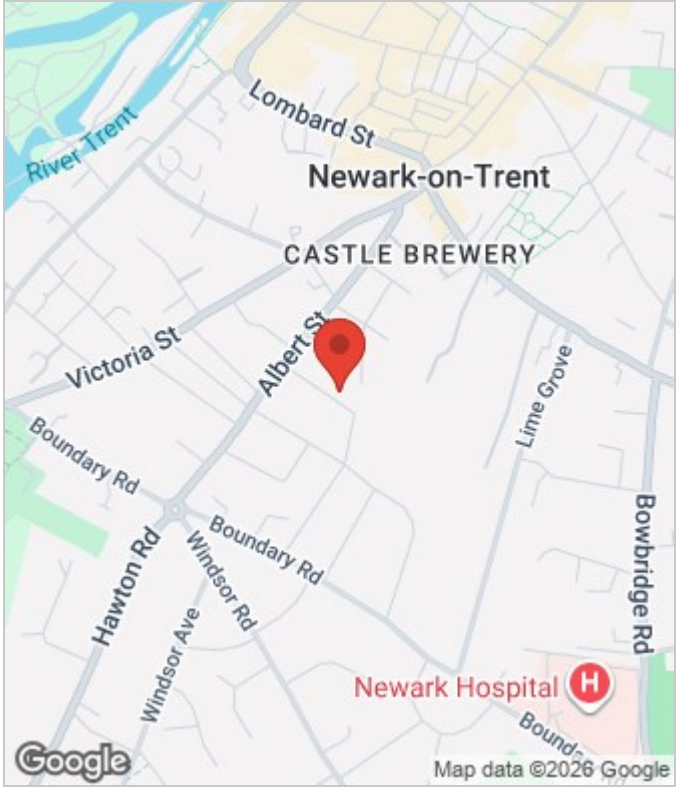
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(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