



Trent Villas, Farndon Road, Newark

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 OLIVER REILLY



# Trent Villas, Farndon Road, Newark

Asking Price: £100,000

- SPACIOUS TERRACE HOME
- IDYLIC RIVERSIDE SETTING
- GF W.C & FIRST FLOOR SHOWER ROOM
- FRONT & REAR GARDENS
- PRIVATE ROAD. CLOSE PROXIMITY TO TOWN
- TWO BEDROOMS & ATTIC ROOM
- TWO RECEPTION ROOMS
- SCOPE TO ADD VALUE & IMPROVE
- MULTI-CAR DRIVEWAY
- NO CHAIN. Tenure: Freehold. EPC 'D'

OOH LA 'LA RIVIERA' !

STOP. LOOK. LISTEN. The IDYLIC sounds of a tranquil waterside setting AWAITS! Privately positioned in an almost undetected location hides an attractive, deceptively spacious and externally appealing period terrace home, like no-other! Spanning approximately 1,000 square ft of living accommodation. We are delighted to present a rare and extremely exciting opportunity to STEP INSIDE and make your own mark from the outset! Despite the ENVIIOUS riverside setting and PRIVATE ROAD approach, the property retains a host of retained and exposed physical character features, allowing a purchasers mind to run wild with a vast array of exciting possibilities. The deceptively spacious free-flowing internal layout comprises: Entrance hall, generous bay-fronted lounge, with exposed wooden flooring and open fireplace, an equally spacious dining room, with exposed brick walling and a large fitted cupboard, a sizeable kitchen and a ground floor W.,C/ utility room. The copious first floor landing provides a modern shower room and TWO BEDROOMS. The master bedroom boasts an ever-inviting outlook across open fields and the River Trent. The second floor hosts a large attic room with Velux windows. Externally the property stands proud with a strong-degree of external kerb appeal. The front garden is split via a shared public pathway, with Idyllic season-changing vibes over the waterside. The established rear garden is of a generous proportion and leaves much to the imagination for a buyer. There is a multi-car concrete driveway, providing off-street parking for numerous vehicles. Further benefits of this HIGHLY UNIQUE, EVER CHARMING AND AMAZINGLY UNIQUE HOME include majority uPVC double glazing throughout and gas central heating, via a modern combination boiler. If you're looking for a PLACE TO CALL HOME, you'll be dun-roamin' as soon as you step inside this incredible period home. Marketed with NO ONWARD CHAIN..!



|  |                             |
|--|-----------------------------|
| <b>Entrance Hall:</b>  | 2'10 x 2'10 (0.86m x 0.86m) |
| <b>Bay-Fronted Lounge:</b>                                     | 13'8 x 12'2 (4.17m x 3.71m) |
| Max measurements into bay-window.                              |                             |
| <b>Dining Room:</b>  | 12'2 x 12'1 (3.71m x 3.68m) |
| <b>Kitchen:</b>  | 13'1 x 7'6 (3.99m x 2.29m)  |
| <b>Ground Floor W.C/ Utlity:</b>                               | 7'3 x 5'10 (2.21m x 1.78m)  |
| <b>First Floor Landing:</b>                                    | 15'2 x 5'8 (4.62m x 1.73m)  |
| Max measurements provided.                                     |                             |
| <b>Master Bedroom:</b>   | 15'2 x 8'6 (4.62m x 2.59m)  |
| <b>Bedroom Two:</b>  | 12'3 x 7'4 (3.73m x 2.24m)  |
| <b>First Floor Shower Room:</b>                                | 13'7 x 4'3 (4.14m x 1.30m)  |
| <b>Attic Room:</b>   | 15'2 x 14'3 (4.62m x 4.34m) |
| Max measurements provided. Width narrows to 12'1 ft. ( 3.68m). |                             |

**Agents Note:**

Located to the front of the property is a public footpath along the River Trent, which provides shared access.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the wooden front entrance door. 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:** 1,001 Square Ft.

Measurements are approximate and for guidance only.

**Tenure:** Freehold. Sold with vacant possession.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax:** Band 'C'

**EPC:** Energy Performance Rating: 'D'

#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Set along the banks of the River Trent. 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. 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 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.

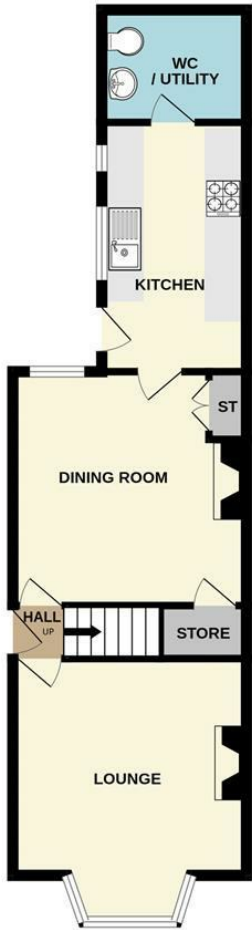
#### Draft Details-Awaiting Approval:

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.





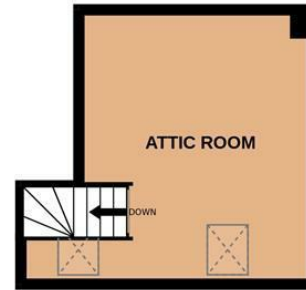
GROUND FLOOR



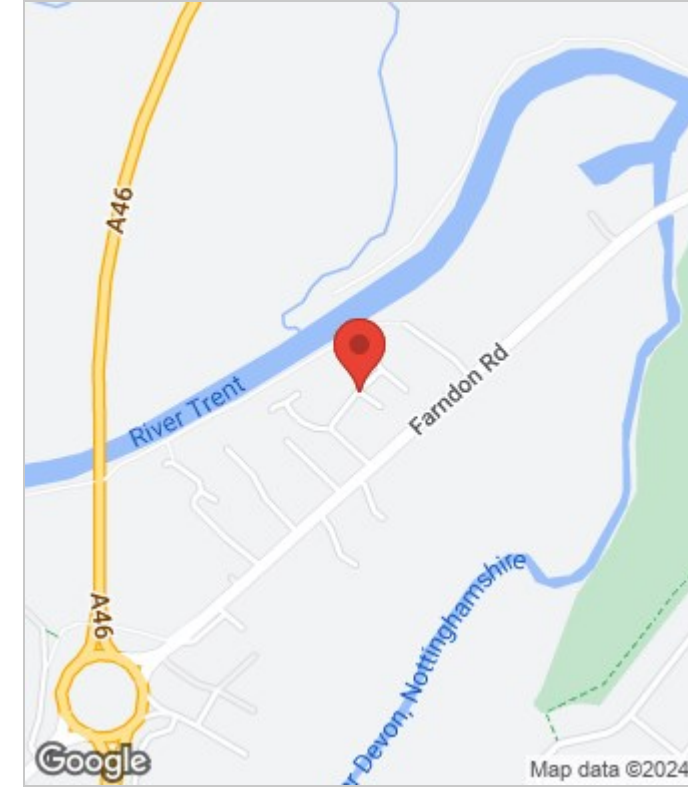
1ST FLOOR



ATTIC ROOM



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**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>86</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>58</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |