



Milner Street, Newark

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OLIVER REILLY







# Milner Street, Newark

- STUNNING END TERRACE HOME
- DESIRABLE & CENTRAL LOCATION
- STYLISH KITCHEN & FIRST FLOOR BATHROOM
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EXCEPTIONAL PRESENTATION!
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & GARDEN ROOM
- BEAUTIFULLY MAINTAINED REAR GARDEN
- CHARACTER & CONTEMPORARY DESIGN!
- Tenure: Freehold EPC 'D'

Guide Price: £210,000 - £220,000 A TOUCH OF CLASS..! BLINK & YOU'LL MISS IT!  
 Feast your eyes on this STUNNING contemporary gem! Conveniently positioned within the fashionable London Road vicinity. Allowing ease of access to Newark Town Centre. This eye-catching period property has all the ingredients for the perfect mix of modern design and period perfection! Along with an instantaneously homely feel the property promotes a deceptively spacious internal layout comprising: Inviting entrance hall, generous bay-fronted lounge with and open-fire and OPEN-PLAN access through to a spacious dining room. The ground floor is equally enhanced by a STYLISH CONTEMPORARY KITCHEN with a separate utility area and a lovely garden room, with glass-roof. The galleried-style first floor landing provides a luxurious FOUR-PIECE bathroom and TWO DOUBLE BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes. Externally, you'll be captivated by the beautifully landscaped and low-maintenance enclosed garden. Benefiting from a paved seating area and a raised decked entertainment space. Further benefits of this impressive end terrace home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. MAKE YOUR MOVE...! Opportunities like this don't arise often. STEP INSIDE... and see for yourself. We promise you won't leave disappointed!

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<b>ENTRANCE HALL:</b>	10'7 x 2'10 (3.23m x 0.86m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	13'10 x 11'5 (4.22m x 3.48m)
<b>DINING ROOM:</b>	12'3 x 11'5 (3.73m x 3.48m)
<b>CONTEMPORARY KITCHEN:</b>	9'10 x 7'7 (3.00m x 2.31m)
<b>UTILITY ROOM:</b>	7'9 x 2'9 (2.36m x 0.84m)
<b>GARDEN ROOM:</b>	8'5 x 8'4 (2.57m x 2.54m)
<b>FIRST FLOOR LANDING:</b>	12'4 x 5'7 (3.76m x 1.70m)
<b>MASTER BEDROOM:</b> Max measurements provided up to fitted wardrobes.	12'4 x 11'4 (3.76m x 3.45m)
<b>BEDROOM TWO:</b>	12'3 x 8'8 (3.73m x 2.64m)
<b>SPACIOUS FIRST FLOOR BATHROOM:</b> Max measurements provided.	13'2 x 7'8 (4.01m x 2.34m)

**EXTERNALLY:**  
 The front aspect provides an attractive frontage, with a patterned tiled pathway, leading to the front porch and entrance door. The front garden hosts a low-maintenance slate shingled garden, with a medium height walled front boundary. The beautifully maintained rear garden is fully enclosed. Predominantly laid to lawn, with an array of complementary planted borders. There is a paved seating area directly from the garden room. A raised decked entertainment space and provision for a garden shed. There are two up/ down lights, an outside tap, fully fenced side and rear boundaries. A secure right sided timber access gate leads to the front of the property.







#### **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.

#### **Approximate Size: 940 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'**

#### **Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location. 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 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.





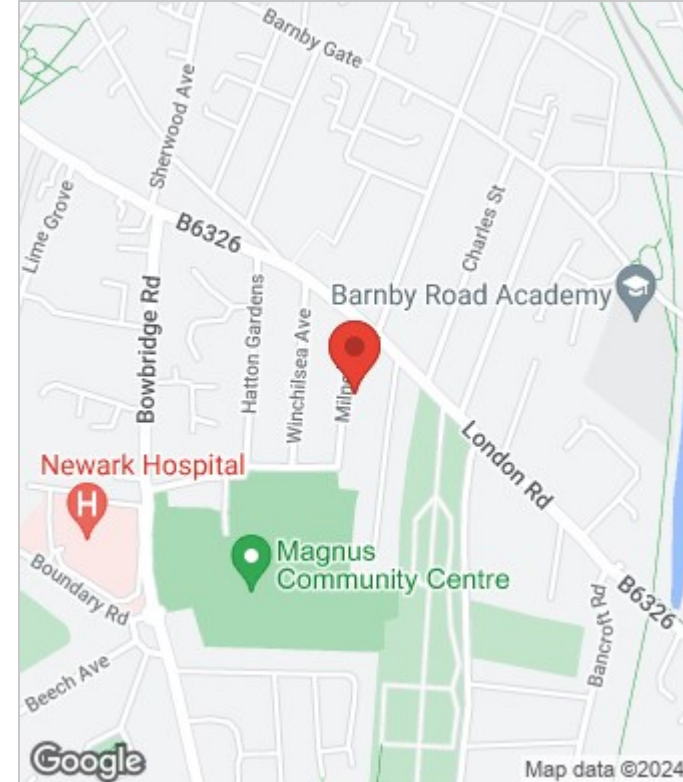




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

