



The Close,

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 OLIVER REILLY



The Close, Newark

- LOVELY END TERRACE HOME
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- CONTEMPORARY KITCHEN & SHOWER ROOM
- SINGLE GARAGE & RESIDENTS PERMIT PARKING
- PERFECT FIRST TIME HOME
- THREE BEDROOMS
- OPEN-PLAN DINING KITCHEN
- DELIGHTFUL ENCLOSED GARDEN
- WALKING DISTANCE TO NORTH GATE STATION
- IMPECCABLE PRESENTATION! Tenure: Freehold EPC 'bbc'

Guide Price: £180,000 - £190,000. LIVE CLOSE TO EVERYTHING...!
 As locations go... They don't get more convenient THAN THIS! Take a look at this IMPECCABLY PRESENTED end terrace home. Tucked away whilst enjoying a PRIME CENTRAL POSITION. Set within comfortable walking distance to the Town Centre, an array of excellent amenities and transport links. Including both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate. This highly regarded HIDDEN GEM is a real credit to the existing owners. Having been lovingly enhanced over the years. To retain a smart, stylish and spacious residence. READY AND WAITING for your immediate appreciation! The property enjoys a deceptively large layout. Comprising: Entrance hall, a sizeable bow-fronted lounge, OPEN-PLAN dining kitchen, well-appointed first floor landing, THREE BEDROOMS and a modern shower room. Externally, the property prides itself on a beautiful, fully enclosed and manageable rear garden, with access down to a SINGLE GARAGE. Providing power and lighting. Residents permit parking is also available, from Beacon Hill Road. Further benefits of this bright and beautiful home include uPVC double glazing throughout and gas fired central heating, via a modern 'GLOWWORM' combination boiler. YOUR NEXT MOVE AWAITS... Step inside and gain a full sense of appreciation!



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ENTRANCE HALL: 3'3 x 2'10 (0.99m x 0.86m)
 Accessed via a uPVC double glazed front door. Providing carpeted flooring and a ceiling light fitting. An internal door leads into the generous lounge.

LARGE LOUNGE: 15'4 x 14'7 (4.67m x 4.45m)
 A GENEROUS reception room. Providing grey carpeted flooring, a ceiling light fitting, carbon monoxide alarm, a large single panel radiator, multiple TV points, telephone point. A decorative fire surround with a raised hearth with inset gas fire. Un-serviced and untested. Complementary uPVC double glazed bow window to the front elevation. Low level fitted cupboard houses the concealed gas meter. Carpeted stairs rise to the first floor with a fitted under-stairs storage cupboard. This Provides tile effect vinyl flooring, with access to the electrical RCD consumer unit, a power socket and a ceiling light fitting. The lounge provides access into the well-appointed and open-plan dining kitchen. Max measurements provided.

KITCHEN: 11'11 x 7'1 (3.63m x 2.16m)
 Providing tile effect vinyl flooring. The complementary modern kitchen hosts a vast range of fitted wall and base units with wood effect laminate roll top surfaces over with white brick effect tiled splash backs. There is an inset 1.5 bowl stainless steel sink with mixer tap and drainer. Inset electric 'ZANUSSI' oven with four ring gas hob over and concealed extractor hood above. Under-counter plumbing/provision for a washing machine and provision for a slimline dishwasher. uPVC double glazed window to the rear elevation with an Obscure uPVC double glazed rear door giving access into the enclosed rear garden. OPEN-PLAN access into the dining area.

DINING AREA: 11'1 x 7'2 (3.38m x 2.18m)
 With continuation of the tile effect vinyl flooring with a large single panel radiator. Provision for a free standing fridge freezer. Sufficient space for a large dining table, ceiling light fitting and a uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 7'2 x 5'9 (2.18m x 1.75m)
 Providing carpeted flooring, a ceiling light fitting, loft hatch access point (with lighting), smoke alarm and a uPVC double glazed window to the left side elevation. Access into family shower room and all three well-proportioned bedrooms. Max measurements provided.

MASTER BEDROOM: 12'4 x 8'4 (4.32m x 2.54m)
 Located at the front of the property this complementary double bedroom provides beech effect laminate flooring, ceiling light fitting, large single panel radiator, TV point, two sets of double fitted wardrobes with over head storage cupboards above, two fitted bedside cabinets with shelving above and a fitted drawer unit providing ample storage space. A uPVC double glazed window to the front elevation.

BEDROOM TWO: 12'4 x 8'4 (3.76m x 2.54m)
 Located at the rear of the property. Providing carpeted flooring, ceiling light fitting, single panel radiator, wall mounted central heating thermostat and a uPVC double glazed window to the rear elevation overlooking the garden.

**BEDROOM THREE:**

11'1 x 5'10 (3.38m x 1.78m)

Providing wood effect laminate flooring, a ceiling light fitting, single panel radiator, fitted laminate roll top work surfaces, currently utilised as a home office. Extensive double power sockets and a fitted airing cupboard with shelving, a ceiling light fitting and access to the modern 'GLOWWORM' combination boiler. There is a uPVC double glazed window to the front elevation. Max measurements provided. Length reduces to 6'5 ft (1.96m).

SHOWER ROOM:

7'10 x 5'9 (2.39m x 1.75m)

Of complementary modern design. Providing tile effect vinyl flooring, a large fitted shower cubical with mains shower facility, a low level W.C with high rise cistern and levered flush. Pedestal wash hand basin with chrome taps and a heated towel rail. Floor to ceiling white tiled splash backs, ceiling light fitting and an extractor fan. Obscure uPVC double glazed window to the rear elevation.

SINGLE GARAGE:

18'6 x 8'1 (5.64m x 2.46m)

Located in a block. Of brick built construction. Accessed via a manual up/over garage door. Providing power and lighting.

RESIDENTS PERMIT PARKING:

On road parking is available on a first come first serve basis, located on Beacon Hill Road, within close proximity to the property. The vendors pay approximately £35 per annum for a parking pass, other family members may also apply for additional passes.

EXTERNALLY:

The property is accessed off beacon hill road, down a private close. Paved steps leading down to the front entrance door with a timber storm canopy with a felt roof. The tiered front garden is beautifully maintained with a variety of plants and shrubs. A concrete pathway leads to the concealed electricity meter. There is a shared communal driveway which leads down to the single garage. The beautifully maintained and full enclosed rear garden is of general low maintenance, predominantly laid to lawn with and array of beautifully planted borders. Access to a provisional garden shed, with power. Located to the side of the property. There is an external security light and outside tap. The garden is triangulated with fully fenced side and rear boundaries. A left sided wooden access gate leads to the single garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, cavity wall insulation 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: 767 Square Ft.

Measurements are approximate and for guidance only.

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

Newark & Sherwood District Council.

Council Tax: Band 'B'**EPC: Energy Performance Rating: 'tbc'- On Order****Local Information & Amenities:**

This property is conveniently located in a central residential location, within close proximity and walking distance into 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, 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.

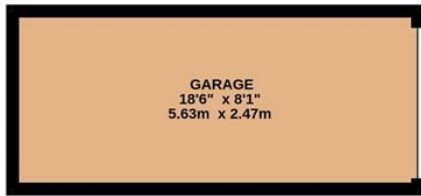
Draft Details-Awaiting Approval:

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.

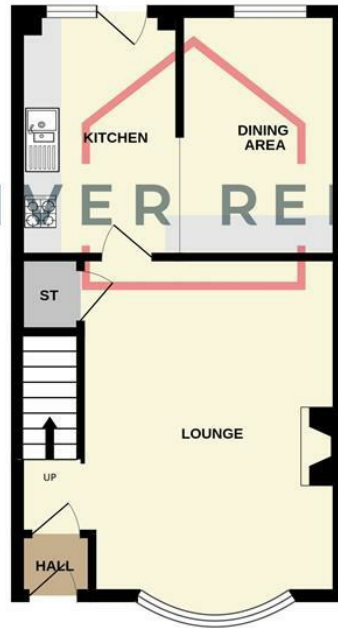




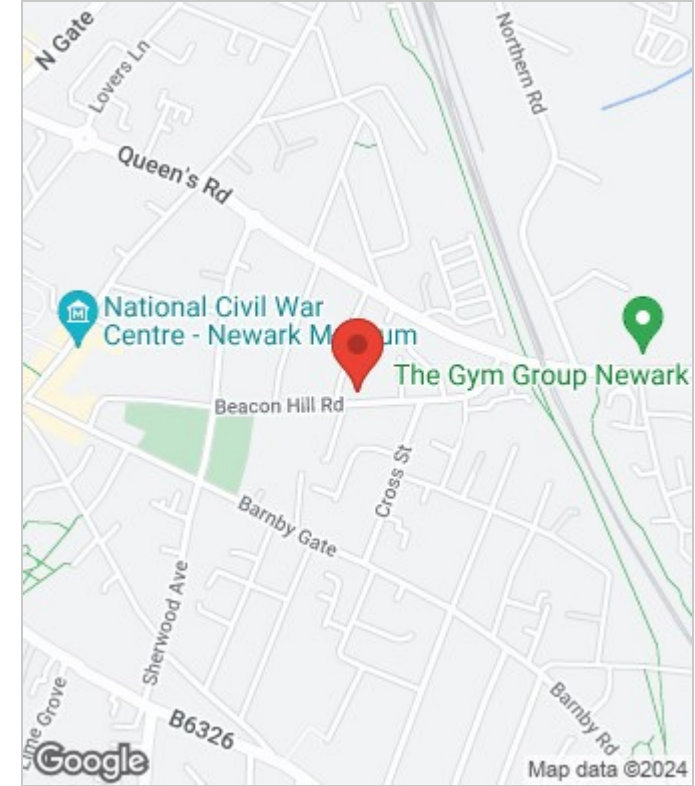
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

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