



Appleton Gate, Newark

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 OLIVER REILLY



# Appleton Gate, Newark

Guide Price £150,000 - £160,000

- TRADITIONAL SEMI-DETACHED HOME
- PRIME CENTRAL LOCATION
- WALKING DISTANCE TO NORTH GATE STATION
- GENEROUS REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & FIRST FLOOR BATHROOM
- RESIDENTS ON ROAD PERMIT PARKING
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £150,000-£160,000. GET ON THE PROPERTY LADDER..!

There is definitely more than meets the eye inside this charming and traditional SEMI-DETACHED HOME. Conveniently positioned in a PRIME CENTRAL LOCATION. A stones throw away from the hustle and bustle of the Town Centre and commanding an excellent location for a short walk to Newark North Gate Train Station. Providing a DIRECT LINK TO LONDON KINGS CROSS STATION! This attractive characterful home is POISED AND READY for you to cosmetically inject your own personality. Both inside and out.

The property's spacious and free-flowing layout comprises: Bay-fronted lounge, separate dining room, fitted kitchen, rear lobby and a ground floor W.C. The first floor landing hosts two bedrooms and a three-piece bathroom.

Externally, the surprises continue... as the proeprty occupies an enviable plot, with a low-maintenance frontage and a well-appointed, highly private rear garden. Enjoying an extensive seating area and sufficient hard-standing at the bottom of the garden.

Further benefits of this alluring period home include uPVC double glazing throughout, gas fired central heating and RESIDENTS PERMIT PARKING. Directly outside the property.

We can't wait to show you round this real GEM of a property. Crying out for you to MAKE YOUR OWN MARK! Available with \*\* NO ONWARD CHAIN!\*\*



#### BAY-FRONTED LOUNGE:

14'4 x 11'0 (4.37m x 3.61m)

A spacious and inviting reception room. Accessed via an obscure painted uPVC double glazed front entrance door. With carpeted flooring, a large double panel radiator, TV/ telephone, connectivity points, central ceiling light fitting, two wall light fittings, smoke alarm and a central feature fireplace. Housing an inset gas fire (untested) with a raised granite hearth and decorative pine surround. Open access through to the in the lobby with walk-in under-stairs storage cupboard. Providing carpeted flooring, access to the electricity meter and electrical RCD consumer unit. The lobby leads into the separate dining room. Max measurements provided.

#### DINING ROOM:

12'5 x 11'0 (3.78m x 3.61m)

A further well-proportioned reception room. Providing wood-effect LVT flooring, a central ceiling light fitting, two wall light fittings, large double panel radiator. An internal door with stairs rising to the first floor. The dining room hosts a clear uPVC double glazed rear external door, leading out to the large rear garden. Internal access through to the fitted kitchen.

#### KITCHEN:

9'9 x 6'10 (2.97m x 2.08m)

With continuation of the wood-effect LVT flooring. The kitchen houses a range of wall and base units with Patterened laminate roll-top work surfaces over and partial wall tiled splash backs. Inset stainless steel sink with chrome taps and drainer. Integrated electric 'BEKO' oven with four ring gas hob over and extractor hood above. Under-counter plumbing/provision for a washing machine and a freestanding fridge freezer. Ceiling light fitting, uPVC double glazed window to the side elevation. Leading through to the rear lobby.

#### REAR LOBBY:

2'7 x 2'6 (0.79m x 0.76m)

With an obscure uPVC double glazed rear access door leading into the garden. There is access into the ground floor W.C.

#### GROUND FLOOR W.C:

3'10 x 2'7 (1.17m x 0.79m)

With wood-effect LVT flooring. Providing a low-level W.C with levered flush, a ceiling light fitting and a obscure uPVC double glazed window to the rear elevation.

#### FIRST FLOOR LANDING:

7'3 x 6'3 (2.21m x 1.91m)

Providing exposed wooden floorboards, a ceiling, light fitting, smoke alarm, access into the bathroom and both bedrooms. Max measurements provided.

#### MASTER BEDROOM:

12'2 x 11'0 (3.71m x 3.61m)

A generous DOUBLE bedroom located at the front of the property, providing exposed wooden floorboards, a large, single panel radiator, TV point, a ceiling light fitting and a useful over-stairs storage cupboard with loft hatch access point and carpeted flooring. The bedroom has a part obscure and part painted uPVC double glazed window to the front elevation.

#### BEDROOM TWO:

9'6 x 7'2 (2.90m x 2.18m)

A well-proportioned bedroom located at the rear of the property, providing exposed wooden floorboards, a single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation. Overlooking the generous rear garden.





#### FIRST FLOOR BATHROOM:

12'5 x 4'6 (3.78m x 1.37m)

Of tasteful modern design. Providing vinyl flooring, a pannelled bath with chrome taps and mains shower facility with provisional space for a shower curtain with floor to ceiling wall tiling. A low-level W.C with levered it flush and a pedestal wash hand basin with chrome taps and medium height wall tiled splash backs. A single panel radiator, ceiling light fitting, extractor fan, fitted airing cupboard, housing the 'BAXI' combination boiler and an obscure uPVC double glazed window to the rear elevation.

#### EXTERNALLY:

The property is situated on a desirable and central street within a comfortable walking distance to the Town Centre. The front aspect is greeted with a concrete pathway leading to the front entrance door. The front garden is of general low maintenance and predominantly gravelled with established and maintained tree. There are medium height walled side and front boundaries.

The generous rear garden retains a high-degree of privacy. Providing a paved stepping stone pathway down to the bottom of the garden with extensive gravelled and raised paved seating area. There is an external security light and cold, water tap, The garden is predominantly laid to lawn with partially established side borders, with an array of bushes and shrubs. The bottom of the garden provides provision for a large garden shed/workshop with an extensive gravelled area/ hard-standing to be utilised for variety purposes. There is a walled left side boundary, a secure, high-level fenced right side boundary and fenced rear boundary with unused high-level double gates.

#### AGENTS NOTE: Shared Access:

We understand that there is shared access across the property's rear garden, from one neighbouring home, to the right hand side of the property. A personnel gate has been removed and access isn't currently utilised. Please speak to the agent for further details.

#### 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 £35 per annum for a parking pass. Each property can apply for two per household.

#### 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: 737 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' (67)

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 on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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.

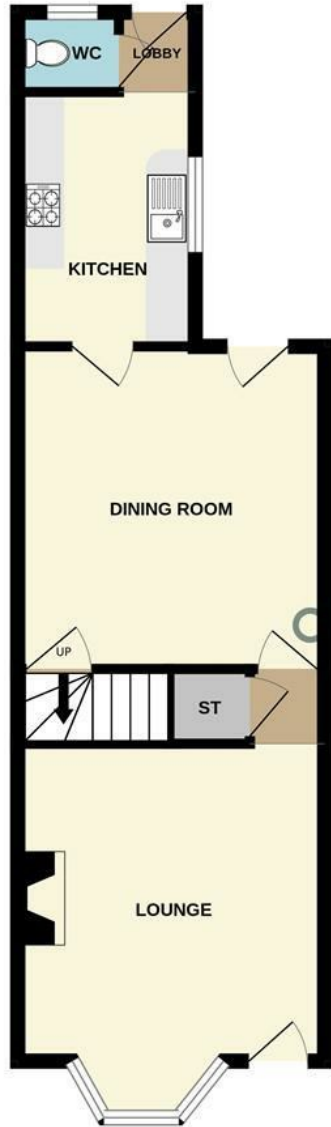
#### Draft Details-Awaiting Approval:

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.

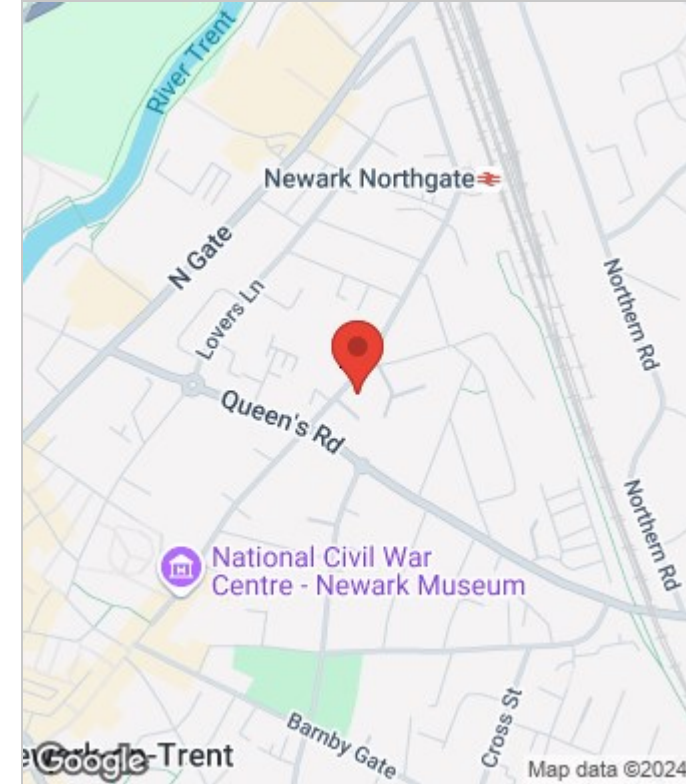




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</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	

