



Cross Street, Newark

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# Cross Street, Newark

- CENTRAL TERRACE HOME
- WALKING DISTANCE TO TOWN CENTRE
- WELL-APPOINTED MODERN KITCHEN
- LOW-MAINTENANCE REAR COURTYARD
- uPVC Double Glazing & Gas Central Heating
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GF BATHROOM & LARGE CELLAR STORE ROOM
- EASE OF ACCESS TO BOTH TRAIN STATIONS
- IDEAL FIRST TIME PURCHASE. Tenure: Freehold. EPC 'D'

Guide Price: £130,000 - £140,000. GET YOUR FOOT ONTO THE LADDER...!

This centrally located terrace home is an ideal first time purchase. Set within comfortable walking distance to Newark Town Centre, surrounded by a host of excellent amenities. Whilst also promoting ease of access to main road links and both train stations.

This well-maintained residence provides a deceptively spacious internal layout, comprising: Lounge, inner hall, separate dining room, spacious modern kitchen, rear lobby/ utility area and a three-piece bathroom. The first floor hosts TWO DOUBLE BEDROOMS.

Additionally, there is a large cellar store room. Boasting great potential to be utilised into further living space. Subject to relevant building regulations/ approvals.

Externally, the property has a low-maintenance rear courtyard.

Further benefits include uPVC double glazing throughout and gas fire central heating.

**MAKE YOUR MOVE!** This is a great opportunity to acquire a prime position, close to the hustle and bustle of Town Centre living!

Guide Price £130,000 - £140,000



<b>LOUNGE:</b>	11'10 x 11'1 (3.61m x 3.38m)
<b>INNER HALL:</b>	2'7 x 2'7 (0.79m x 0.79m)
<b>DINING ROOM:</b>	11'10 x 9'2 (3.61m x 2.79m)
<b>WELL-APPOINTED KITCHEN:</b>	12'3 x 7'3 (3.73m x 2.21m)
Max measurements provided.	
<b>REAR LOBBY/ UTILITY:</b>	4'9 x 3'10 (1.45m x 1.17m)
<b>GROUND FLOOR BATHROOM:</b>	7'3 x 5'5 (2.21m x 1.65m)
<b>MASTER BEDROOM:</b>	11'10 x 11'1 (3.61m x 3.38m)
<b>BEDROOM TWO:</b>	11'10 x 9'1 (3.61m x 2.77m)
<b>CELLAR STORE ROOM:</b>	12'10 x 10'8 (3.91m x 3.25m)

### EXTERNALLY:

The property is conveniently situated within walking distance to the Town Centre. There is a low-maintenance rear courtyard to the rear aspect. Predominantly paved with a concrete pathway leading to the rear external door in the kitchen. There is an outside tap, external light and low-level fenced boundaries. Please Note: There is a shared passageway behind the property, with a right of access over neighbouring homes, leading to the front of the house. Please speak to the agent for further details.

### 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: 860 Square Ft.

Measurements are approximate and for guidance only.





**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (60)**

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 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:**

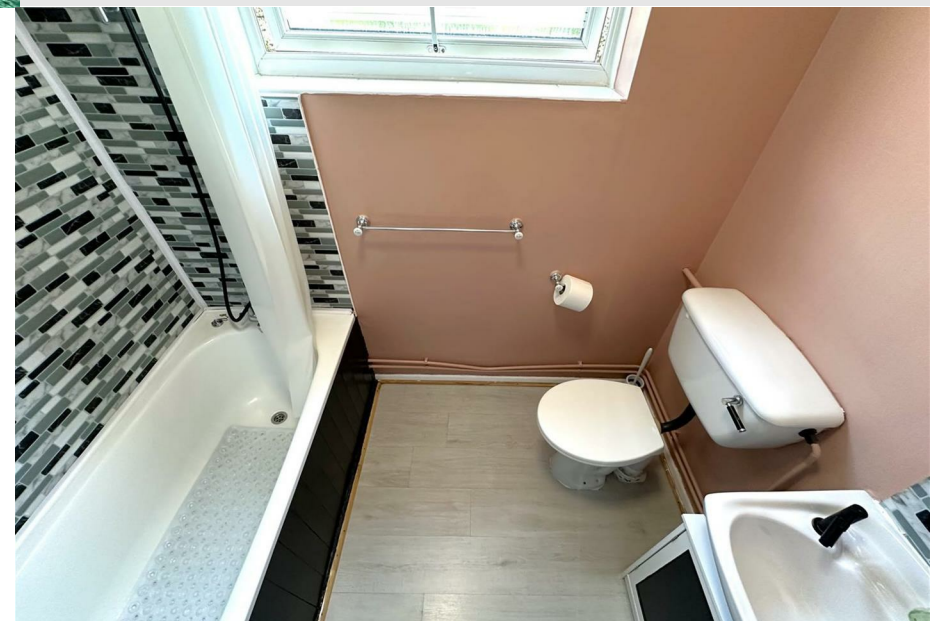
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

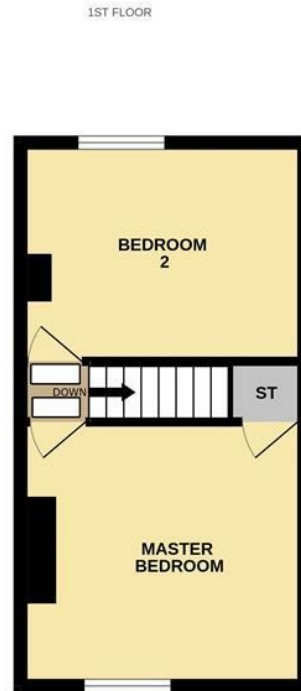
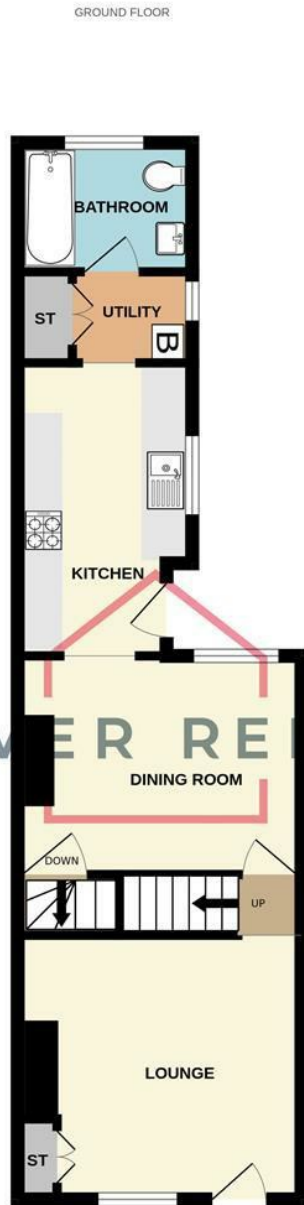
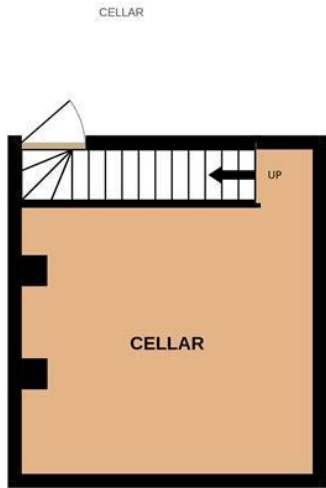
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

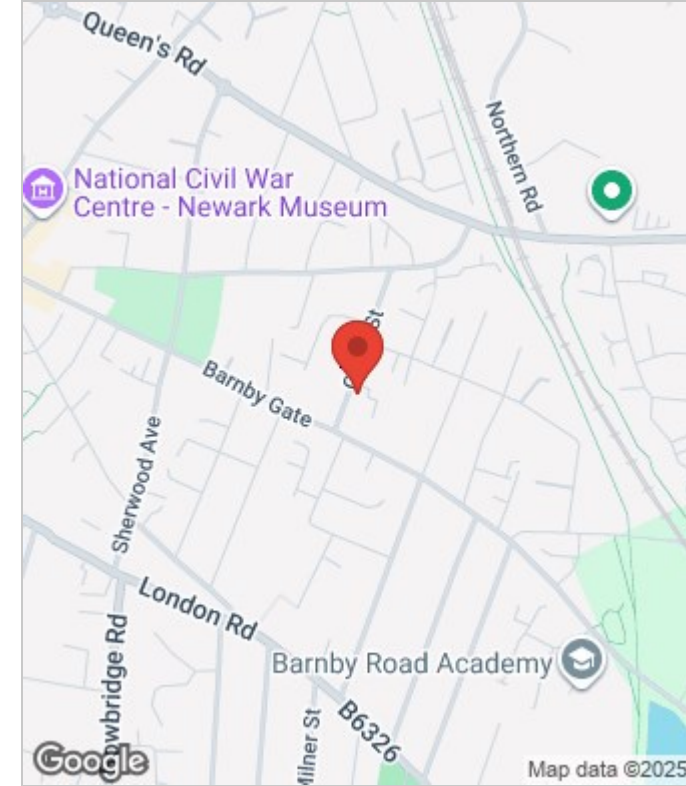
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	