

OLIVER REILLY



## Earp Avenue, Newark Asking Price: £190,000

BLINK... AND YOU'LL MISS IT!...

Pleasantly positioned in the heart of Newark, this charming terrace house offers a perfect blend of contemporary style and traditional comfort. With impeccable presentation throughout, this property is sure to impress those seeking a home that is ready to move into.

This hugely attractive home is situated in a convenient central location, residents will benefit from easy access to local amenities, shops, and transport links, making it an ideal choice for both families and professionals alike.

The house features two spacious reception rooms, providing ample space for both relaxation and entertaining. The two well-proportioned bedrooms offer a peaceful retreat, ideal for rest and rejuvenation. Further promoted by a stunning kitchen, utility room and ground floor W.C. The eye-catching modern bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

One of the standout features of this property is the generous mature garden, which provides a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. This garden is perfect for hosting summer barbecues or enjoying quiet evenings under the stars.

Do not miss the opportunity to make this lovely house your new home!



# Earp Avenue, Newark

£190,000



- STUNNING TERRACE HOME
  - TWO BEDROOMS
  - TWO SPACIOUS RECEPTION ROOMS
  - SUPERB MODERN KITCHEN
  - FABULOUS FIRST FLOOR SHOWER ROOM
  - WELL-APPOINTED & ESTABLISHED GARDEN
  - CLOSE PROXIMITY TO TOWN & AMENITIES
  - UTILITY & GROUND FLOOR W.C
  - RESIDENTS PERMIT PARKING
  - EXCELLENT PRESENTATION!
- Tenure: Freehold. EPC 'D'

**ENTRANCE HALL:**  
4'5 x 2'7 (1.35m x 0.79m)

**LOUNGE:**  
12'10 x 12'3 (3.91m x 3.73m)  
Max measurements provided.

**DINING ROOM:**  
12'10 x 12'4 (3.91m x 3.76m)

**SUPERB MODERN KITCHEN:**  
9'5 x 7'9 (2.87m x 2.36m)

**UTILITY:**  
7'10 x 6'2 (2.39m x 1.88m)

**GROUND FLOOR W.C:**  
4'9 x 2'7 (1.45m x 0.79m)

**FIRST FLOOR LANDING:**  
8'3 x 5'9 (2.51m x 1.75m)

**MASTER BEDROOM:**  
13'1 x 12'3 (3.99m x 3.73m)

**BEDROOM TWO:**  
13'6 x 8'3 (4.11m x 2.51m)

**CONTEMPORARY SHOWER ROOM:**  
9'5 x 8'1 (2.87m x 2.46m)

**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: 877 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' (61)**  
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.

**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.












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.