



P Resident permit holders only Mon-Sat 9 am-5 pm

Whitfield Street, Newark

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OLIVER REILLY



Whitfield Street, Newark

Guide Price £150,000 - £160,000

- LOVELY TERRACE HOME
- DESIRABLE CENTRAL LOCATION
- MODERN DINING KITCHEN & GF BATHROOM
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- RESIDENTS PERMIT PARKING
- TWO DOUBLE BEDROOM
- LOUNGE & FUNCTIONAL CELLAR ROOM
- WELL-APPOINTED & BEAUTIFULLY MAINTAINED GARDEN
- Gas Central Heating & uPVC Double Glazing
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'



Guide Price: £150,000 - £160,000. MOVE STRAIGHT IN!...

This delightful and centrally located terrace home is READY TO IMPRESS! Standing in an ever popular position, perfectly placed for convenient access to local shops, schools and both Train Stations. One of which provides a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate.

This attractive and traditional terrace residence welcomes a lovely contemporary design and a perfectly proportioned layout, comprising: Lounge, contemporary dining kitchen, a rear hallway and a stylish ground floor bathroom. There is access down to a LARGE & FUNCTIONAL CELLAR ROOM. Lending much to your imagination!

The first floor promotes TWO EXCELLENT DOUBLE BEDROOMS. The master bedroom is enhanced by a retained decorative fireplace and a FITTED WARDROBE!

Externally, the WONDERFULLY WELL-APPOINTED REAR GARDEN promises to be the perfect external escape! Having been tastefully landscaped by the existing owner. Creating a variety of secluded seating areas. With minimal maintenance and maximum enjoyment at the full front of their mind!

Residents Permit Parking is also available with ample on-street parking opportunities available, on a first come, first served basis.

Additional benefits of this appealing and centrally positioned home include uPVC double glazing and gas fired central heating.

TURN THE KEY TO YOUR FIRST HOME!... Internal viewings are ESSENTIAL to gain a full sense of immediate appreciation!

LOUNGE:	11'8 x 11'2 (3.56m x 3.40m)
MODERN DINING KITCHEN:	11'8 x 9'5 (3.56m x 2.87m)
REAR HALLWAY:	6'5 x 5'2 (1.96m x 1.57m)
CONTEMPORATY BATHROOM:	6'7 x 6'5 (2.01m x 1.96m)
FUNCTIONAL CELLAR ROOM:	11'4 x 10'7 (3.45m x 3.23m)
A sizeable multi-purpose space. Providing carpeted flooring, a single panel radiator, power and lighting. Access to the concealed gas/ electricity meters and the electrical RCD consumer unit.	
FIRST FLOOR LANDING:	2'7 x 2'6 (0.79m x 0.76m)
MASTER BEDROOM:	11'10 x 11'2 (3.61m x 3.40m)
BEDROOM TWO:	11'10 x 9'5 (3.61m x 2.87m)

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.

EXTERNALLY:

This lovely and convenient home is situated in a popular residential location. Set in comfortable walking distance to the Town Centre. On a quiet on-way street. Residents permit parking is available on a first come, first served basis. A shared right sided passageway gives access across a neighbouring home into the LOVELY & PRIVATE WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a concrete pathway leading to the bottom of the garden, with concrete hardstanding for a secluded seating area and provision for a garden shed. There is a delightful raised concrete seating area, accessed via the uPVC double glazed side external door. Admiring views down the lengthy garden space. There is an outside tap, external security light, fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS across this properties rear garden.





Approximate Size: 750 Square Ft.

Measurements are approximate and for guidance only.

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.

Tenure: Freehold.

Sold with vacant possession on completion.

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 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:

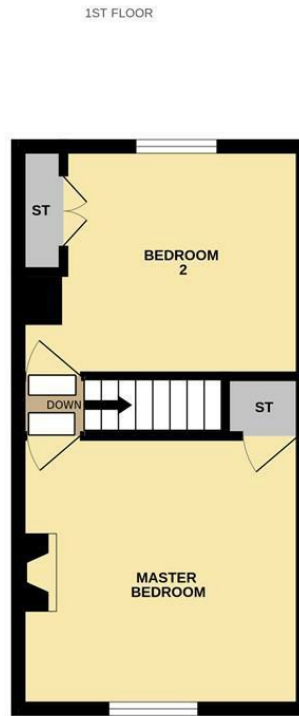
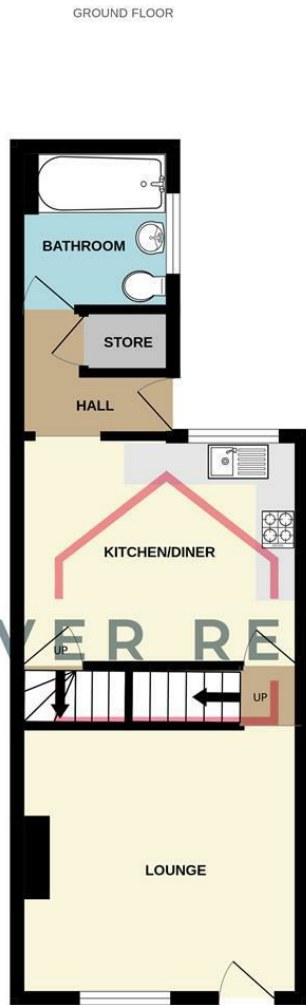
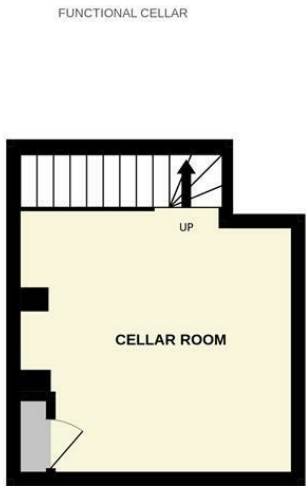
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

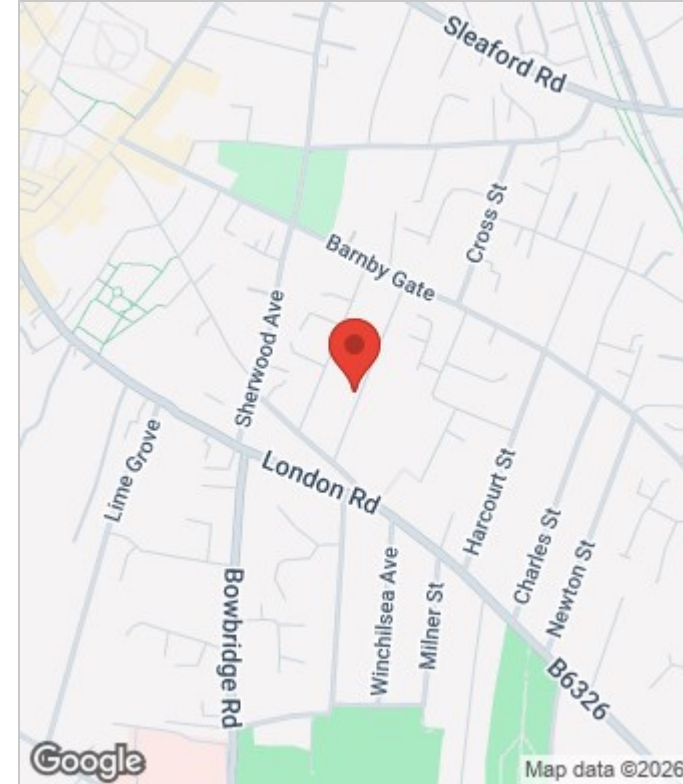
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	