



Smith Street, Newark

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- LOVELY END TERRACE HOME
- QUIET YET CONVENIENT LOCATION
- WELL-APPOINTED MODERN KITCHEN
- DELIGHTFUL & WELL-TENDED REAR GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & FOUR-PIECE FIRST FLOOR BATHROOM EN-SUITE
- ON STREET PARKING & WALKING DISTANCE TO TOWN CENTRE
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold EPC 'E'

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

This splendid end terrace home is POISED & READY to make an INSTANT IMPACT. Boasting a BRIGHT & BOLD personality right from the outset!

Not only is this lovely home presented to an EXCEPTIONALLY HIGH STANDARD!... It promotes a convenient residential location, close to a wide array of amenities and a short walk to the Town Centre. Closely positioned near main road corridors and to both train stations. One of which holds a DIRECT LINK TO LONDON KINGS CROSS STATION! Via North Gate Station.

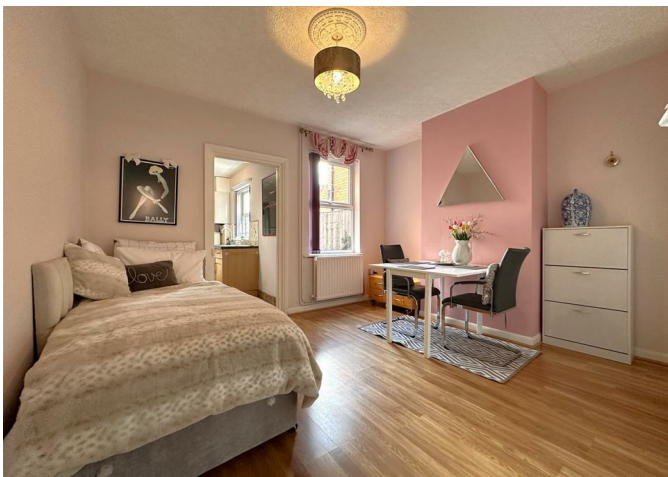
This attractive residence provides generous living space, comprising: Lounge, separate dining room, generous fitted kitchen, a rear lobby and a useful GROUND FLOOR W.C.

The first floor provides TWO EXCELLENT DOUBLE BEDROOMS and a large FOUR-PIECE EN-SUITE BATHROOM.

Externally, you'll be CHARMED & CAPTIVATED by the delightful, well-appointed and low-maintenance rear garden. Hosting a large paved seating area, a manageable level of maturity and established privacy!

Further benefits of this attractive period home include uPVC double glazing and gas fired central heating.

BEAUTIFULLY PRESENTED AND READY TO CALL HOME! Step inside and see for yourself! Available with NO ONWARD CHAIN!



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LOUNGE:	12'4 x 10'10 (3.76m x 3.30m)
INNER HALL:	2'8 x 2'6 (0.81m x 0.76m)
DINING ROOM:	12'8 x 10'10 (3.86m x 3.30m)
SIZEABLE KITCHEN:	13'2 x 6'8 (4.01m x 2.03m)
REAR LOBBY:	6'5 x 3'11 (1.96m x 1.19m)
GROUND FLOOR W.C:	6'5 x 2'9 (1.96m x 0.84m)
FIRST FLOOR LANDING:	2'8 x 2'6 (0.81m x 0.76m)
MASTER BEDROOM:	12'9 x 10'10 (3.89m x 3.30m)
BEDROOM TWO:	12'9 x 10'10 (3.89m x 3.30m)
SPACIOUS FOUR-PIECE BATHROOM:	13'4 x 7'0 (4.06m x 2.13m)

EXTERNALLY:

This lovely end terrace home is positioned in a popular residential location, closely connected to the Town Centre. The well-appointed rear garden has been beautifully maintained and is predominantly gravelled with a range of established bushes/ shrubs. There are paved stepping stones down to a large garden shed. The garden also enjoys a generous paved seating area. Perfect for relaxing and unwinding. There is an outside tap and external security light, fenced side and rear boundaries. Please Note: There is a right of access over the garden, from one neighbouring home to the right hand side. This property also has a right of access across a neighbours home for personal access to the front of the house. For further details, please speak to the selling agent.



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: 810 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: 'E' (45)

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 highly sought after residential location. 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.

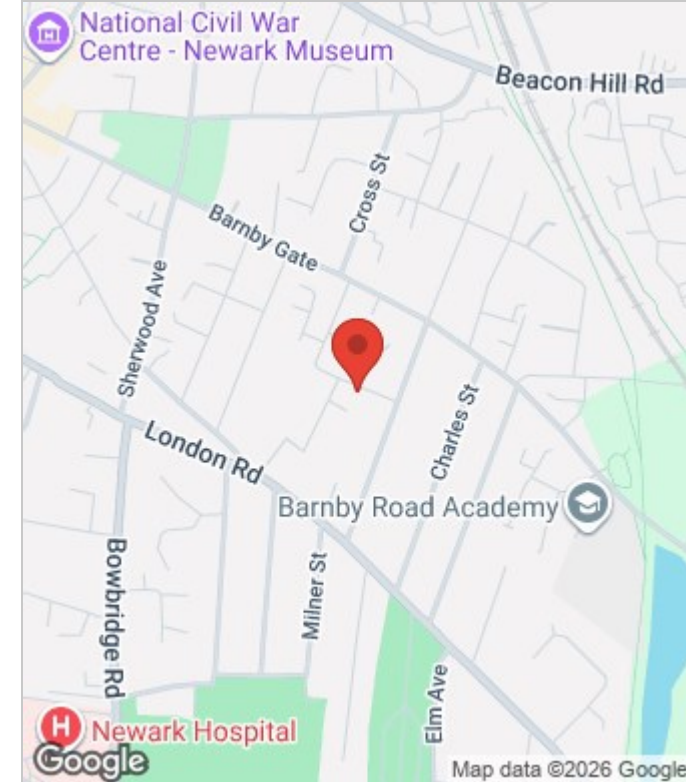




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	