



RUTLAND AVENUE

Rutland Avenue, Newark

 3  1  2  C

 OLIVER REILLY



# Rutland Avenue, Newark

Asking Price: £190,000

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- COMPLEMENTARY MODERN FITTED KITCHEN
- EXTENSIVE BLOCK PAVED DRIVEWAY
- uPVC Double Glazing & Gas Central Heating
- THREE WELL-APPOINTED BEDROOMS
- LARGE LOUNGE/DINER & GARDEN ROOM
- MODERN GF W.C & FIRST FLOOR BATHROOM
- GENEROUS REAR GARDEN WITH POTENTIAL TO EXTEND (STPP)
- NO CHAIN! Tenure: Freehold. EPC 'C'



<b>ENTRANCE HALL:</b>	6'9 x 5'8 (2.06m x 1.73m)
<b>GROUND FLOOR W.C:</b> Max measurements provided.	4'2 x 3'8 (1.27m x 1.12m)
<b>CONTEMPORARY KITCHEN:</b>	12'7 x 9'2 (3.84m x 2.79m)
<b>LARGE LOUNGE/DINER:</b> Max measurements provided.	19'9 x 11'4 (6.02m x 3.45m)
<b>GARDEN ROOM:</b>	10'2 x 9'3 (3.10m x 2.82m)
<b>UTILITY PORCH:</b> Accessed externally. Equipped with power and lighting.	5'10 x 5'10 (1.78m x 1.78m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder, lighting and boarding.	12'5 x 3'2 (3.78m x 0.97m)
<b>MASTER BEDROOM:</b>	11'6 x 9'3 (3.51m x 2.82m)
<b>BEDROOM TWO:</b> Max measurements provided.	10'5 x 10'3 (3.18m x 3.12m)
<b>BEDROOM THREE:</b>	9'2 x 9'1 (2.79m x 2.77m)
<b>MODERN FAMILY BATHROOM:</b>	6'10 x 6'8 (2.08m x 2.03m)

## ROOM FOR THE WHOLE FAMILY..!

This superbly spacious semi-detached home offers plenty of space to grow! Pleasantly situated for great convenience to Newark Town Centre, close to an array of amenities, schools and transport links. Occupying a great corner plot, equally matched by a large interior, presented to a great standard, that allows you to gain a FULL SENSE OF APPRECIATION... From the moment you step inside!

The well-appointed internal layout comprises: Entrance hall, a ground floor W.C, stylish modern kitchen, GENEROUS LOUNGE/DINER with a complementary feature fireplace, a multi-purpose garden room and an attached utility, which is accessed externally.

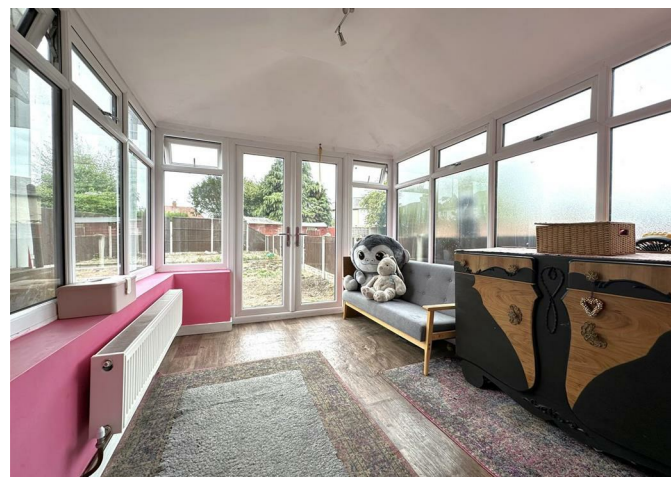
The first floor occupies THREE EXCELLENT SIZED BEDROOMS, all with lovely oak laminate flooring and an attractive three-piece bathroom.

Externally, the property promotes a larger than average rear garden. Ripe and ready for you to inject your own personality. The wonderful outside space leaves great potential for an extension. Subject to relevant approvals.

The front aspect is greeted via a SUBSTANTIAL part block paved/gravelled DRIVEWAY. Ensuring ample off-street parking, for a variety of vehicles.

Further benefits of this sizeable family-sized home include uPVC double glazing and gas fired central heating, via a regularly serviced combination boiler.

STEP INSIDE & SETTLE DOWN!... This is an ideal opportunity to acquire a perfectly proportioned home, close to the hustle and bustle of the Town Centre! Marketed with **\*\*NO ONWARD CHAIN!\*\***.





#### **EXTERNALLY:**

The property is positioned on a popular tree-lined residential street, close to amenities and the Town Centre. The front aspect is greeted with dropped kerb vehicular access onto a SUBSTANTIAL PART BLOCK PAVED/ GRAVELLED DRIVEWAY. Allowing great parking options, for a variety of vehicles. There is a walled front boundary and fenced side boundaries. A left sided personal gate opens into the LARGE REAR GARDEN. Partially laid to lawn, gravelled and extensively paved. Leaving much to your imagination, to make your own. Offering great scope to extend. Subject to relevant planning approvals. There is an external security light, outside tap, fully fenced side and rear boundaries.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler 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: 906 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: 'C'**

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 popular residential location, within close proximity to 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 marketplace 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 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.

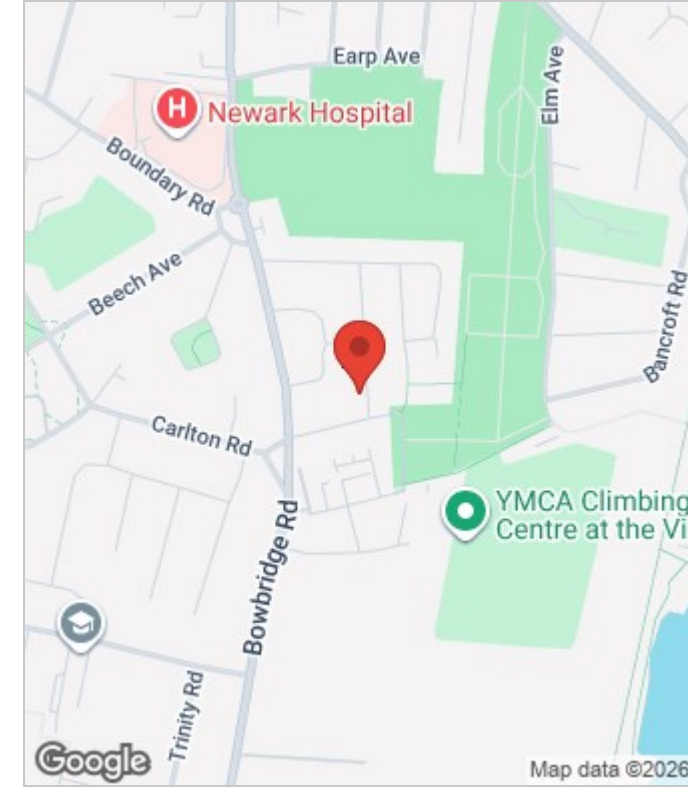




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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	