



Marton Road, Newark

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OLIVER REILLY



# Marton Road, Newark

- EXTENDED SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION- CLOSE TO TOWN CENTRE!
- OPEN-PLAN KITCHEN SPACE WITH FRENCH DOORS
- DRIVEWAY & WELL-APPOINTED & PRIVATE REAR GARDEN
- AN IDEAL BLANK CANVAS! SCOPE OT MAKE YOUR OWN!
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- ATTACHED UTILITY/ WORKSHOP & EXTERNAL W.C
- GREAT SCOPE TO EXTENDED TO THE REAR - Subject To Planning Approvals
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £190,000-£200,000. READY & WAITING FOR YOUR VISION...

This attractive 1920s three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a property with plenty of SCOPE TO IMPROVE, MODERNISE & PERSONALISE!

Enjoying a desirable residential position with convenience on your doorstep, the property is situated within a short walk of the Town Centre and a wide array of local amenities, all easily accessible via the fashionable London Road vicinity.

This DECEPTIVELY SPACIOUS, EXTENDED & VERSATILE home offers a great layout with considerable potential to be taken to the next level! The ground floor comprises: Entrance hall, a bay-fronted lounge and a separate dining room featuring French doors opening onto the garden. An open-plan archway leads through to a well-appointed fitted kitchen.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, including EXTENSIVRE FITTED WARDROBES to the master bedroom and attractive complementary wall panelling to bedroom two, while a family bathroom completes the upstairs.

Externally, the property occupies an ENVIABLE & WELL-APPOINTED PLOT. To the front, a concrete driveway, while the frontage offers further potential for additional parking. An attached utility/workshop provides excellent multi-use potential, completed with power & lighting.

If outdoor space is high on your list LOOK NO FURTHER... The generous FAMILY-SIZED rear garden offers an excellent balance to the spacious accommodation and an provides immense CHANCE FOR LANDSCAPING & ENHANCEMENT! There is sufficient space to potentially accommodate a rear extension, subject to relevant planning approvals.

Further benefits include uPVC double glazing, gas central heating & NO ONWARD CHAIN!

PICTURE YOURSELF RIGHT HERE! This practical and POTENTIAL-FILLED home is ready and waiting for a new lease of life, offering you the opportunity to create a home tailored to your own style!

## Guide Price £190,000 - £200,000



|                                                                                                                                                                                                                                                                                        |                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>ENTRANCE HALL:</b>                                                                                                                                                                                                                                                                  | 2'10 x 2'9 (0.86m x 0.84m)  |
| <b>BAY-FRONTED LOUNGE:</b><br>Max measurements provided into bay-window.                                                                                                                                                                                                               | 13'4 x 11'2 (4.06m x 3.40m) |
| <b>DINING ROOM WITH FRENCH DOORS:</b><br>Max measurements provided.                                                                                                                                                                                                                    | 12'8 x 10'4 (3.86m x 3.15m) |
| <b>OPEN-PLAN FITTED KITCHEN:</b>                                                                                                                                                                                                                                                       | 12'8 x 5'11 (3.86m x 1.80m) |
| <b>FIRST FLOOR LANDING:</b>                                                                                                                                                                                                                                                            | 7'8 x 2'10 (2.34m x 0.86m)  |
| <b>MASTER BEDROOM:</b><br>With extensive fitted wardrobes and a useful over-stairs storage cupboard. Max measurements provided.                                                                                                                                                        | 13'4 x 9'7 (4.06m x 2.92m)  |
| <b>BEDROOM TWO:</b>                                                                                                                                                                                                                                                                    | 12'8 x 8'9 (3.86m x 2.67m)  |
| <b>BEDROOM THREE:</b>                                                                                                                                                                                                                                                                  | 9'5 x 7'8 (2.87m x 2.34m)   |
| <b>FIRST FLOOR BATHROOM:</b>                                                                                                                                                                                                                                                           | 11'9 x 5'1 (3.58m x 1.55m)  |
| <b>ATTACHED EXTERNAL W.C:</b>                                                                                                                                                                                                                                                          | 5'11 x 2'4 (1.80m x 0.71m)  |
| <b>ATTACHED WORKSHOP:</b><br>Of brick built construction. Accessed via a secure wooden door to the front and rear elevation. Equipped with power, lighting and plumbing/ provision for a washing machine. Boasting a great chance to be utilised for a variety of individual purposes. | 12'1 x 5'3 (3.68m x 1.60m)  |





## EXTERNALLY:

This well-proportioned and extended traditional semi-detached residence is situated in a highly desirable and conveniently positioned residential location.

To the front, the property benefits from dropped kerb vehicular access onto a concrete driveway, while the remaining front garden is predominantly laid to lawn and offers potential for further off-street parking, if required. The frontage is enclosed by low-level fenced boundaries to the side aspects and a medium-height walled front boundary. There is access leading to the front entrance door, which is positioned beneath a storm canopy. There is also direct access into the attached utility/workshop.

To the rear, the property enjoys a generously proportioned and highly private garden, predominantly laid to lawn and complemented by an extensive paved seating/entertaining area, conveniently accessed via the uPVC double-glazed French doors from the dining room. The garden also benefits from access to an attached external W.C, together with a substantial area of concrete/ paved hardstanding offering considerable versatility and scope for a variety of uses. There are also a small selection of established shrubs and a concrete pathway leading down to the bottom of the garden, where there is a raised paved and covered seating area, complete with a built-in bench.

Further external features include an outside tap, external lighting and additional access into the attached workshop. The garden is enclosed by fully fenced side boundaries, with a mature tree-lined rear boundary combined with a low-level breeze-block wall, creating a great degree of privacy and seclusion.

## Approximate Size: 855 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, via a modern 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.

## Tenure: Freehold.

Sold with vacant possession on completion.

## Local Authority:

Newark & Sherwood District Council.

## Council Tax: Band 'B'

## EPC: Energy Performance Rating: 'D' (56)

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, 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.

GROUND FLOOR



1ST FLOOR

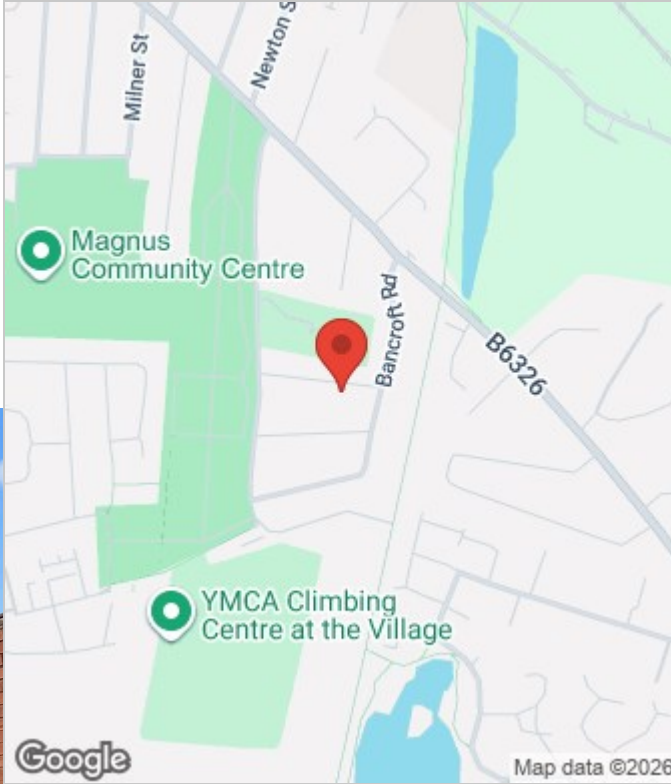


**Money Laundering Regulations:**

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.



**Energy Efficiency Rating**

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>80</b> |
| (55-68) <b>D</b>                            | <b>56</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC

