



Vernon Street, Newark

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 OLIVER REILLY







# Vernon Street, Newark

- LOVELY TERRACE HOME
- PRIME CENTRAL LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- STYLISH & CONTEMPORARY FIRST FLOOR BATHROOM
- uPVC Double Glazing & Modern Gas Combination Boiler
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS & EXTENDED KITCHEN
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- IDEAL FIRST TIME HOME OR INVESTMENT! Tenure: Freehold. EPC 'D'

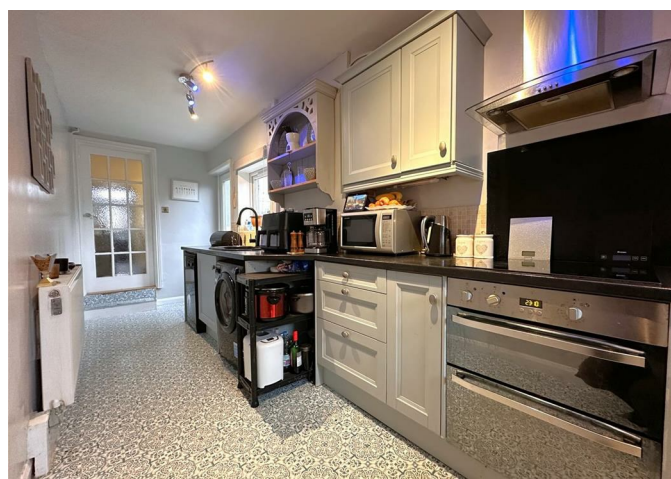
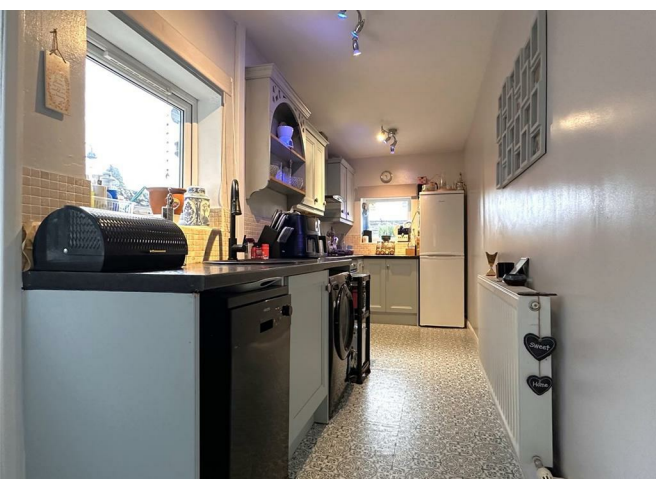
Guide Price: £140,000 - £150,000. TRADITIONAL CHARACTER MEETS CONTEMPORARY CHARM! Set your sights on this centrally located, highly convenient and well-presented period terrace home. Set in comfortable walking distance to the Town Centre and to both train stations. One of which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION! Via Newark North Gate Station. This vibrant home, has been tastefully presented, creating a wealth of warmth, to combine with the retained character inside.

The deceptively spacious layout comprises: Lounge, separate dining room, an EXTENDED 19FT MODERN KITCHEN. The first floor hosts TWO DOUBLE BEDROOMS and an eye-catching CONTEMPORARY BATHROOM.

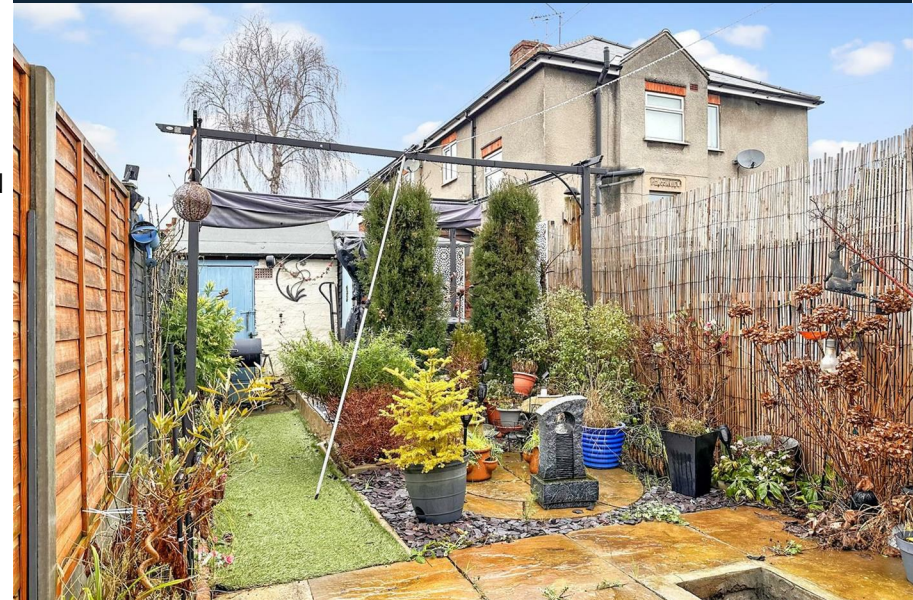
Externally, the charm and tranquility continues, with a wonderful LOW-MAINTENANCE and FULLY ENCLOSED rear garden. Promoting minimal maintenance and maximum enjoyment! With a firepit, spacious paved seating area and a useful brick outbuilding.

Additional benefits of this delightful period home include uPVC double glazing and gas fired central heating, via a modern combination boiler.

Now is the time to STEP ONTO THE LADDER!... Internal viewings are highly recommended.



Guide Price £140,000 - £150,000



<b>LOUNGE:</b>	11'4 x 10'10 (3.45m x 3.30m)
<b>DINING ROOM:</b> Max measurements provided.	14'3 x 10'10 (4.34m x 3.30m)
<b>EXTENDED MODERN KITCHEN:</b>	18'9 x 6'3 (5.72m x 1.91m)
<b>FIRST FLOOR LANDING:</b>	2'10 x 2'7 (0.86m x 0.79m)
<b>MASTER BEDROOM:</b>	11'5 x 11'0 (3.48m x 3.35m)
<b>BEDROOM TWO:</b>	11'3 x 11'0 (3.43m x 3.35m)
<b>CONTEMPORARY BATHROOM:</b>	7'6 x 5'6 (2.29m x 1.68m)

**OUTBUILDING:** 6'1 x 6'1 (1.85m x 1.85m)  
Of brick built construction, with a sloped felt roof. Accessed via a wooden persona door. Providing sufficient external storage space. Approximate measurements.

**EXTERNALLY:**  
The lovely, low-maintenance and fully enclosed rear garden is provides a partial artificial lawn and predominantly hard landscaped, with slate shingled borders and a variety of mature shrubs and bushes. There is a paved seating area, with inset firepit. Access to a brick built outbuilding and an attached shed. There is an outside tap, external lighting, fully fenced side and rear boundaries. A left side wooden personal gate gives access over a neighbouring home, onto a shared passageway, which leads to the front of the house. PLEASE NOTE: There is NO SHARED ACCESS across this properties garden.

**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: 690 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' (62)**

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, within walking distance 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 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 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:**

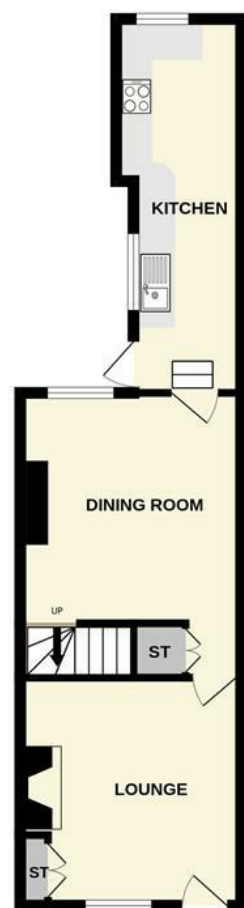
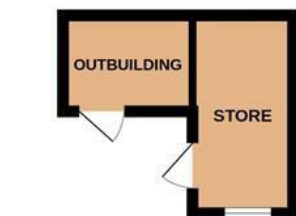
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	