



Barnby Gate, Newark

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OLIVER REILLY



# Barnby Gate, Newark

Guide Price £175,000 - £185,000

- SPACIOUS PERIOD HOME
- PRIME LOCATION! CLOSE TO TOWN CENTRE
- GENEROUS FITTED KITCHEN & UTILITY
- WELL-APPOINTED PRIVATE GARDEN
- CLOSE TO BOTH TRAIN STATIONS & AMENITIES
- THREE/FOUR BEDROOMS
- TWO WELL-PROPORTIONED RECEPTION ROOMS
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- MANY ORIGINAL FEATURES & SCOPE TO MAKE YOUR OWN!
- uPVC Double Glazing & Gas CH. Tenure: Freehold. EPC 'D'

Guide Price: £175,000 - £185,000. PERIOD PROPERTY PERFECTION!!!

There's much MORE THAN MEETS THE EYE inside this substantial three/four bedroom character-filled Victorian terrace home. Conveniently position on the outskirts from the Town Centre. Boasting a short walk to a wide range of amenities and to both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate.

Not only is this sizeable home promoting exceptional living flexibility, set over three floors, reaching approximately 1,250 square/ft of accommodation it promises an appealing personality and great scope to make your own!

The spacious internal layout comprises: Entrance porch, an inner reception hall, a generous bay-fronted lounge with ORIGINAL OPEN-FIREPLACE, a separate dining room with a working open fire, a sizeable fitted kitchen, open through to a utility area and a GROUND FLOOR SHOWER ROOM.

The first floor provides TWO DOUBLE BEDROOMS, a FAMILY BATHROOM and a multi-purpose study/ fourth bedroom. The second floor enjoys a COPIOUS MASTER BEDROOM with ample eaves storage and two Velux roof lights. Perfectly showcasing the vast degree of versatility, over each floor.

Externally, RESIDENTS PERMIT PARKING is available directly outside the front of the house, on a first come, first served basis. The well-appointed rear garden retains a high-level of privacy and suitable space to be enjoyed by the whole family! Including an extensive paved seating area.

Additional benefits of this CRACKING CHARACTER HOME include uPVC double glazing and gas central heating, via a modern combination boiler, installed in the last two years.

A WARM WELCOME AWAITS... Step inside and see for yourself!



<b>ENTRANCE PORCH:</b>	3'8 x 2'9 (1.12m x 0.84m)
<b>INNER RECEPTION HALL:</b>	10'6 x 2'11 (3.20m x 0.89m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	14'3 x 12'10 (4.34m x 3.91m)
<b>DINING ROOM:</b>	12'4 x 12'2 (3.76m x 3.71m)
<b>GENEROUS FITTED KITCHEN:</b>	14'2 x 7'11 (4.32m x 2.41m)
<b>UTILITY:</b>	6'4 x 4'1 (1.93m x 1.24m)
<b>GROUND FLOOR SHOWER ROOM:</b>	6'4 x 3'5 (1.93m x 1.04m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	24'4 x 5'9 (7.42m x 1.75m)
<b>BEDROOM TWO:</b>	12'5 x 9'6 (3.78m x 2.90m)
<b>BEDROOM THREE:</b>	11'5 xc 9'6 (3.48m xc 2.90m)
<b>STUDY/ Bedroom Four:</b> A multi-purpose space, that promotes a great study area or potential fourth bedroom. Hosting a fitted airing cupboard, with access to the modern gas fired boiler. Max measurements provided.	7'10 x 7'8 (2.39m x 2.34m)
<b>FIRST FLOOR BATHROOM:</b>	7'4 x 4'8 (2.24m x 1.42m)
<b>SECOND FLOOR MASTER BEDROOM:</b> Max measurements provided.	15'5 x 14'6 (4.70m x 4.42m)





#### EXTERNALLY:

This eye-catching period home is situated in a convenient and central location, close to the Town Centre and a wide array of amenities. The front aspect is greeted with a wrought-iron personal gated entrance, onto a lovely Victorian black and red chequer-board tiled pathway, leading to the front entrance porch, with external wall light. The front garden is laid to artificial lawn and also provides access to the concealed gas meter. There is a low-level walled front boundary, a wrought-iron fenced left side boundary and a fenced right side boundary.

The well-appointed and delightfully maintained rear garden is predominantly laid to lawn, with a timber framed pergola, partially gravelled and slate borders. There is an extensive paved seating area, which retains a high-degree of privacy. An outside tap, external wall light, fully fenced side boundaries, partially paved and gravelled hard-standing at the bottom of the garden, with a secure timber rear gate, giving personal access onto a shared passage way, onto Century Street. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.

#### 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.

#### Approximate Size: 1,260 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, installed in 2024, with a remaining warranty in place. there is also 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' (59)

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 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.

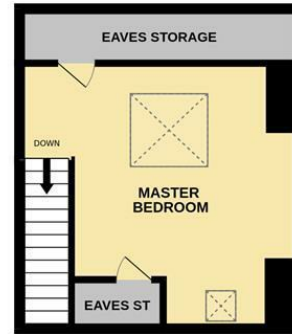




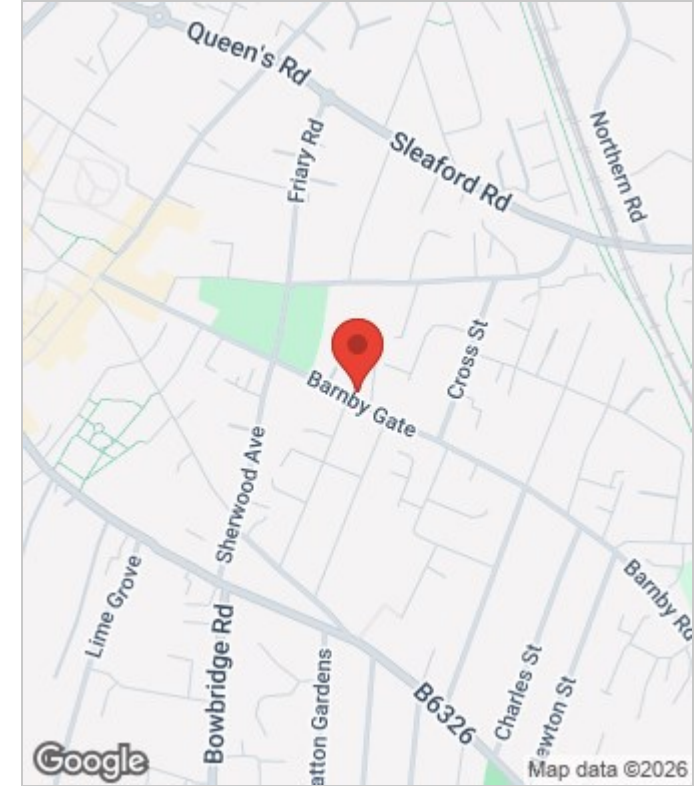
GROUND FLOOR

1ST FLOOR

2ND FLOOR



OLIVER REILLY



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>76</b>
(55-68) <b>D</b>	<b>59</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	