Massey Street, Newark
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OLIVER REILLY

Massey Street, Newark

Guide Price £220,000 - £230,000

- ATTRACTIVE SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN & TRAIN STATIONS
- OPEN-PLAN DINING KITCHEN WITH LIVING AREA
- LOVELY, WELL-MAINTAINED & PRIVATE TIERED GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS LIVING ROOM WITH OPEN FIRE
- STUNNING FOUR-PIECE FAMILY BATHROOM
- GATED DRIVEWAY & AMPLE OFF-STREET PARKING
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £220,000-£230,000. TRADITIONAL CHARM MEETS CONTEMPORARY CONVENIENCE!!!
This lovely semi-detached home boasts a cracking central position, only moments away from the Town Centre. Comfortably positioned close to a range of excellent local amenities, main road corridors and lies in catchment for the desirable Barnby Road Academy.
This HANDSOME & HOMELY residence offers an abundance of space and living versatility, showcasing a great family-sized layout, comprising: Entrance hall, a large living room with open fireplace, a SUPERB FOUR-PIECE FAMILY BATHROOM and a generous OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances, open-plan to a living area with French doors out to the garden.
The first floor hosts THREE EXCELLENT SIZED BEDROOMS. All enhanced by extensive fitted wardrobes!
Externally, the property prides itself on great connectivity to everyday life.
The front aspect is greeted with a double gated driveway, ensuring AMPLE OFF-STREET PARKING.
The LOVELY REAR GARDEN is a read head-turner! Pleasantly sized and tiered in design. Helping to enhance the HIGH-DEGREE OF PRIVACY! There are a variety of secluded seating areas and great space for the whole family to enjoy!
Further benefits of this WONDERFUL & WELL-MAINTAINED residence include uPVC double glazing and gas central heating.
Seize your chance to secure a PERFECTLY PROPORTIONED HOME IN A PERFECT & PROMINENT LOCATION!!!

ENTRANCE HALL:	6'2 x 5'8 (1.88m x 1.73m)
GENEROUS LIVING ROOM:	16'2 x 11'3 (4.93m x 3.43m)
SUPERB FOUR-PIECE BATHROOM:	9'6 x 6'1 (2.90m x 1.85m)
OPEN-PLAN LIVING/ DINING KITCHEN: Max measurements provided.	19'10 x 15'6 (6.05m x 4.72m)
REAR PORCH:	3'10 x 2'6 (1.17m x 0.76m)
FIRST FLOOR LANDING:	7'10 x 5'7 (2.39m x 1.70m)
MASTER BEDROOM: Max measurements provided.	16'4 x 11'3 (4.98m x 3.43m)
BEDROOM TWO: Max measurements provided.	10'2 x 9'7 (3.10m x 2.92m)
BEDROOM THREE: Max measurements provided up to fitted wardrobes.	13'6 x 7'9 (4.11m x 2.36m)

EXTERNALLY:
This conveniently positioned semi-detached home is set close to great amenities and transport links. The font aspect is greeted with dropped kerb vehicular access onto a double wrought-iron gated driveway. Providing AMPLE OFF-STREET PARKING. Predominantly paved and centrally gravelled. The front garden is gravelled with a range of mature bushes and shrubs. There are low-levelled walled front and side boundaries. A paved pathway leads to the side entrance door, with a pitched roof storm canopy above and external wall light. This continues down to a wooden personal gate, opening through to the WELL-APPOINTED PRIVATE REAR GARDEN with provision for a large garden shed.
The garden is tiered and enjoys a large paved seating terrace, with external wall light and cold water tap.
Paved steps lead down to the formal garden space, with further provision for a small garden shed. The garden is predominantly laid to lawn, with complementary planted borders, hosting a variety of mature bushes and shrubs. A paved pathway leads down to a private raised decked seating terrace, at the bottom of the garden. There are fenced side boundaries and a high-level mature conifer hedged rear boundary.

Approximate Size: 975 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 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'

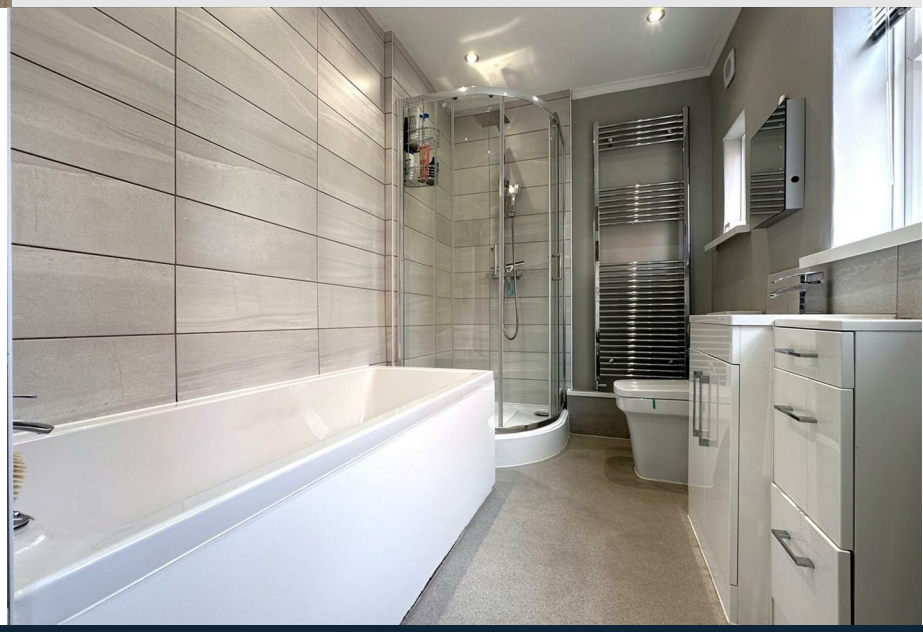
EPC: Energy Performance Rating: 'D'
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located in a central residential location, within close proximity and walking distance to the Town Centre and popular BARNBY ROAD ACADEMY SCHOOL CATCHMENT. 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		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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