



Charles Street, Newark

3 1 2 4 C

OLIVER REILLY







# Charles Street, Newark

- CHARMING SEMI-DETACHED HOME
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- LOVELY OPEN-PLAN DINING KITCHEN
- WELL-APPOINTED REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- TWO BEDROOMS & ATTIC ROOM
- TWO RECEPTION ROOMS
- SUPERBLY SPACIOUS FOUR-PIECE BATHROOM
- CLOSE TO AMENITIES & BOTH TRAIN STATIONS
- NO CHAIN! Tenure: Freehold EPC 'C'

## HOME IS WHERE THE HEART IS!

Create your next chapter inside this charming and character-filled SEMI-DETACHED residence. Situated on an attractive tree-lined residential street, within short walking distance to Newark Town Centre and a vast array of excellent local amenities. Including TWO TRAIN STATIONS. With a direct link to LONDON KINGS CROSS STATION, via Newark North Gate Station. The property is also falls into the HIGHLY DESIRABLE school catchment for BARNBY ROAD ACADEMY!

This warm and welcoming home boasts a deceptively spacious internal layout, spanning over 1,000 square ft of flexible living accommodation, comprising: Entrance hall, a lovely lounge, spacious dining room OPEN-PLAN to a generous fitted kitchen with French doors leading out into the garden. The first floor hosts TWO DOUBLE BEDROOMS and a large FOUR-PIECE bathroom. The second floor provides a multi-purpose attic storage room with Velux roof light.

Externally, the property promotes a well-appointed and fully enclosed rear garden. Ready and waiting for you to inject your own personality! On-street parking is available to the front aspect, on a first come, first served basis.

Further benefits of this beautiful period residence include majority uPVC double glazing and gas central heating.

Make this THE ONE FOR YOU! Showing excellent promise and wonderful versatility. Benefiting from NO ONWARD CHAIN..!



Guide Price £190,000



### STORM PORCH:

With quarry tiled flooring and an external light. Access into the entrance hall.

### ENTRANCE HALL:

9'2 x 2'9 (2.79m x 0.84m)

Accessed via a hardwood external door. With exposed floorboards, a ceiling light fitting, coving, access into the open-plan dining kitchen and lounge.

### LOUNGE:

11'3 x 10'6 (3.43m x 3.20m)

A lovely reception room. Providing continuation of the exposed wooden floorboards. A central ceiling light fitting, detailed coving, picture railing, single panel radiator, TV connectivity point and a central feature fireplace. Housing an inset gas coal-burning effect fire with a raised composite marble hearth and surround. Fitted alcove shelving and two low-level storage cupboards. Housing the gas/electricity meters. Two uPVC double glazed windows to the front elevation.

### DINING ROOM:

13'7 x 11'2 (4.14m x 3.40m)

A spacious reception room. Providing wood-effect laminate flooring, recessed ceiling spotlights, a double panel radiator, fitted alcove shelving, an exposed decorative brick fireplace with raised hearth and oak mantle above TV connectivity point, central heating thermostat, carpeted stairs with open-spindle balustrade and two handrails rise to the first floor, with an original stained glass single glazed window to the side elevation. Fitted under-stairs storage cupboard, houses the electrical RCD consumer unit. uPVC double glazed window to the rear elevation. Open access through to the modern kitchen.

### SPACIOUS KITCHEN:

15'8 x 6'8 (4.78m x 2.03m)

With continuation of the wood-effect laminate flooring. The complementary contemporary kitchen has a vast range of cream shaker-style wall and base units with laminate wood effect roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash back and black stainless steel extractor hood above. Integrated dishwasher. Under counter plumbing/provision for a washing machine and freestanding fridge freezer. Double panel radiator and sufficient space for a small dining table. Recessed ceiling spotlights, telephone connectivity point, three uPVC double glazed windows to the side elevation and uPVC double glazed French doors open out into the well-appointed enclosed rear garden.

### FIRST FLOOR LANDING:

14'4 x 2'8 (4.37m x 0.81m)

With grey carpeted flooring, two ceiling light fittings, a single panel radiator, access into the bathroom and both DOUBLE bedrooms.

### MASTER BEDROOM:

13'8 x 11'3 (4.17m x 3.43m)

A generous DOUBLE bedroom. Located at the front of the house. Providing carpeted flooring, a central ceiling light fitting, single panel radiator, exposed decorative cast iron feature fireplace and two uPVC double glazed windows to the front elevation.





**BEDROOM TWO:** 11'3 x 10'7 (3.43m x 3.23m)  
A lovely DOUBLE bedroom. Providing grey carpeted flooring, a central ceiling light fitting, single panel radiator, decorative exposed fireplace and a uPVC double glazed window to the rear elevation, overlooking the garden.

**GENEROUS FIRST FLOOR BATHROOM:** 15'1 x 6'7 (4.60m x 2.01m)  
Of an excellent proportion. Providing vinyl flooring. A pine panelled bath with chrome mixer tap and partial grey wall tiled splash backs. A fitted shower cubicle with mains shower facility and marble effect floor to ceiling wall tiling. A Low-level W.C with push-button flush, pedestal wash hand basin with partial wall tiled splash back, recessed ceiling spotlights, double panel radiator, extractor fan, loft hatch access point and a fitted airing cupboard housing the modern 'IDEAL' gas combination boiler with fitted shelving. Obscure uPVC double glazed window to the rear elevation and a uPVC double glazed window to the side elevation, with bespoke fitted shutters.

**ATTIC STORAGE ROOM:** 14'6 x 13'7 (4.42m x 4.14m)  
A generous multi-purpose space, providing carpeted flooring an open-spindle balustrade and handrail, recessed ceiling spotlights, smoke alarm, exposed oak trusses with inset shelving. Velux roof light to the rear roof elevation and various double power sockets. Max measurements provided.

**EXTERNALLY:**  
The front aspect is accessed via low-level timber gate with a block paved frontage. Leading to the front entrance door, with storm porch and an outside light. There is a low-level walled front and side boundary.  
The left side aspect hosts a shared pathway, leading to a timber gate, opening into the well-appointed and FULLY ENCLOSED rear garden. Predominantly laid to lawn with partial planted borders, an extensive block paved outdoor seating/entertainment area, with outside tap and eternal light. Provision for a garden shed. High-level hedged left side boundary. Fully fenced right side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the front door and stained glass window over the stairs.  
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: 1,075 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'C' (69)**  
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 close proximity and walking distance into 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.

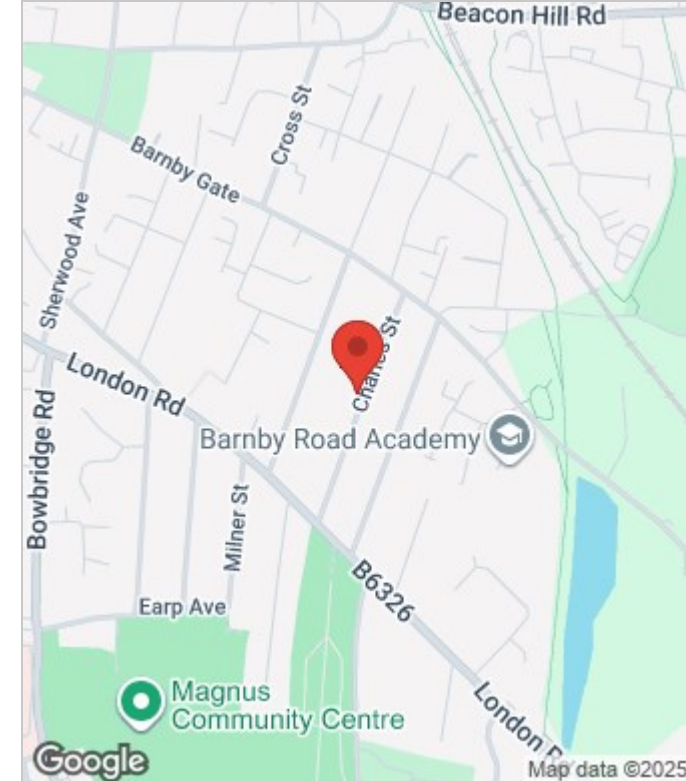
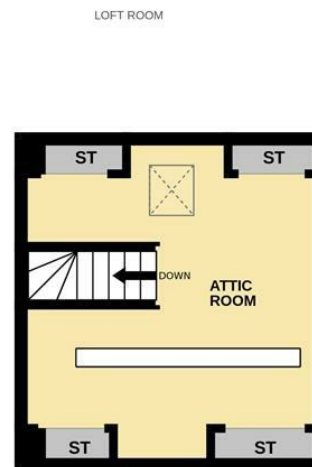
**Draft Details-Awaiting Approval:**  
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales	EU Directive 2002/91/EC	