



John Gold Avenue, Newark

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 OLIVER REILLY



John Gold Avenue, Newark

Guide Price £270,000

- ATTRACTIVE & VERSATILE TOWN HOUSE
- TWO RECEPTION ROOMS
- WONDERFUL OPEN-PLAN DINING KITCHEN
- LUXURIOUS SECOND FLOOR BATHROOM & EN-SUITE
- SINGLE GARAGE & AMPLE OFF-STREET PARKING
- THREE/FOUR BEDROOMS
- CONVENIENT CENTRAL LOCATION!
- GF W.C/ UTILITY ROOM. FIRST FLOOR W.C
- CHARMING SOUTH-WEST FACING REAR GARDEN
- VERY VERSATILE & EXCELLENT CONDITION. Tenure: Freehold. EPC 'B'

Guide Price: £270,000 - £280,000. A STANDOUT HOME! IN A STANDOUT LOCATION!!

We are thrilled to represent this BRIGHT & BEAUTIFUL modern semi-detached town house. Showcasing a SPACIOUS, STYLISH and SUPERBLY-FLEXIBLE internal layout. Presented to an EXCELLENT STANDARD THROUGHOUT!

Conveniently situated on a prime residential street, lying moments away from the hugely popular BARNBY ROAD ACADEMY! Close to a regular bus stop and a comfortable walk to the Town Centre.

Seeing truly is believing, for you to comprehend the adaptable accommodation available here!! Perfect for everyday family-sized living! The well-proportioned layout comprises: Inviting entrance hall, a multi-purpose study/ fourth bedroom, ground floor W.C with utility space and a GENEROUS LIVING ROOM with feature fireplace and French doors opening out to the SOUTH-WEST FACING GARDEN.

The first floor occupies a LOVELY L-SHAPED LIVING/ DINING KITCHEN. Hosting a breakfast bar and a range of integrated appliances. The third bedroom and a stylish W.C.

The second floor provides a LAVISH FAMILY BATHROOM and TWO DOUBLE BEDROOMS. The master bedroom is enhanced by fitted wardrobes and a FABULOUS EN-SUITE SHOWER ROOM.

Externally, there is SO MUCH TO LOVE about the lovely, landscaped and highly tranquil rear garden. Delightfully designed for maximum appreciation, all year round. There is a MULTI-VEHICLE DRIVEWAY located behind the house and access into a SINGLE GARAGE. Equipped with power, lighting and extensive eaves storage.

Additional benefits of this ATTRACTIVE, ADAPTABLE and hugely APPEALING MODERN GEM include uPVC double glazing, gas central heating and 16 OWNED SOLAR PANELS with a feed in tariff (FIT).

With CONVENIENCE ON YOUR DOORSTEP this impeccable home is SIMPLY A MUST-SEE!!



ENTRANCE HALL:	12'4 x 6'4 (3.76m x 1.93m)
STUDY/ BEDROOM FOUR:	8'1 x 6'8 (2.46m x 2.03m)
GROUND FLOOR W.C/ UTILITY:	6'1 x 5'4 (1.85m x 1.63m)
GENEROUS LIVING ROOM:	14'6 x 11'10 (4.42m x 3.61m)
FIRST FLOOR LANDING:	10'8 x 3'2 (3.25m x 0.97m)
WONDERFUL L-SHAPED DINING KITCHEN: Max measurements provided.	14'7 x 13'7 (4.45m x 4.14m)
BEDROOM THREE:	10'6 x 8'1 (3.20m x 2.46m)
MODERN FIRST FLOOR W.C:	6'4 x 3'1 (1.93m x 0.94m)
SECOND FLOOR LANDING:	6'4 x 4'5 (1.93m x 1.35m)
MASTER BEDROOM: Max measurements provided.	12'7 x 10'4 (3.84m x 3.15m)
STYLISH EN-SUITE SHOWER ROOM:	6'5 x 3'10 (1.96m x 1.17m)
BEDROOM TWO:	11'4 x 7'5 (3.45m x 2.26m)
STUNNING FAMILY BATHROOM:	6'8 x 6'3 (2.03m x 1.91m)
SINGLE GARAGE: Of brick built construction, with a pitched pantile roof and external security light. Accessed via a manual up/over garage door. Equipped with power and lighting, via two ceiling strip lights. Partially boarded for useful storage options.	18'1 x 8'6 (5.51m x 2.59m)



**Externally:**

This property is positioned close to amenities, main roads and a popular Primary School. Situated on a regular bus route. The front aspect is greeted with wrought-iron fenced front boundary, with low-level personal gate. Opening onto a paved pathway, leading to the front entrance door with sloped roof storm canopy above. The paved pathway continues to the left side elevation. To a secure timber gate, opening into the LOVELY SOUTH-WEST FACING REAR GARDEN. Predominantly laid to lawn. Enjoying a paved seating area, at the bottom of the garden, with a double external power socket. A delightful degree of maturity, with a range of planted shrubs and bushes. There is an outside tap, external light and a 4m wind-out awning. There are fully fenced side and rear boundaries. A secure timber rear personal gate opens onto a shared MULTI-VEHICLE DRIVEWAY, with a turning circle and access into a SINGLE GARAGE.

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.

OWNED SOLAR PANELS:

The property provides a total of 16 solar panels. 8 located to the front and 8 located on the rear roof-line. They are owned outright and have a FIT (feed in tariff) and Solar IBoost, which assists the heating of the hot water.

Approximate Size: 1,030 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 'C'**EPC: Energy Performance Rating: 'B'**

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 catchment for the desirable Barnby Road Academy. 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. 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.

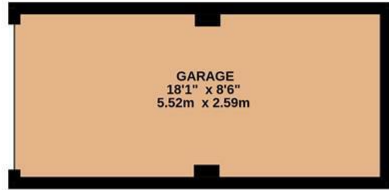




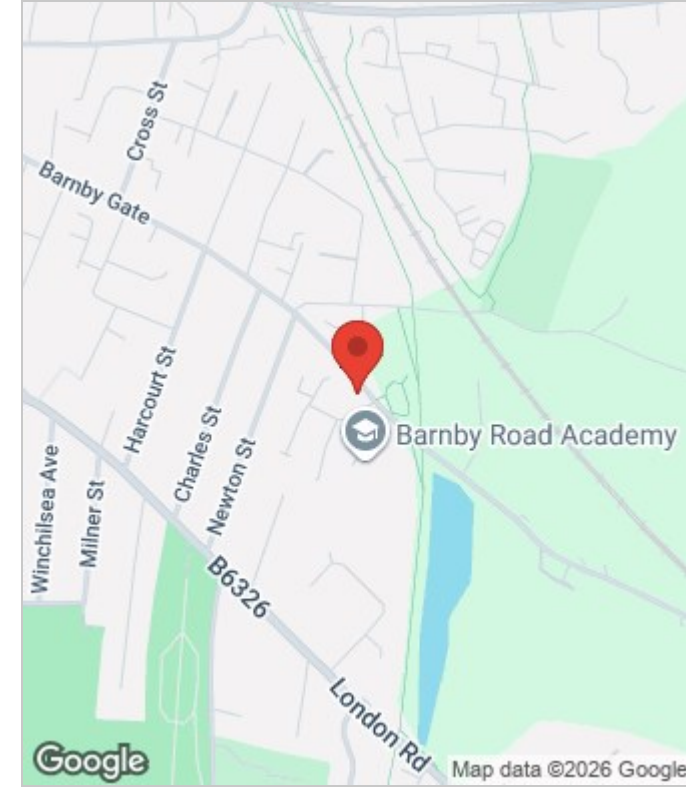
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	