



William Street, Newark

 2  1  2  3 C



OLIVER REILLY







# William Street, Newark

- SPACIOUS TERRACE HOME
- PRIME CENTRAL POSITION
- MODERN DINING KITCHEN & FIRST FLOOR BATHROOM
- RESIDENTS PERMIT PARKING
- uPVC Double Glazing & Gas Central Heating
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- WELL-APPOINTED ENCLOSED GARDEN
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- NO CHAIN! Tenure: Freehold. EPC 'C'

A SUPERBLY SPACIOUS FIRST HOME!

Set your sights on this copious TOWN CENTRE TERRACE. Occupying an enviable central position, close to an array of amenities and transport links, including ease of access to Newark North Gate and Castle Gate Train Stations. One of which provides a DIRECT LINK TO LONDON KINGS CROSS STATION!

This neutrally decorated house holds all the key ingredients to be turned into a warm and welcoming home. Offering a great chance for you to INJECT YOUR OWN PERSONALITY!.. Both inside and out!

The property spans an excellent layout, in excess of 700 square/ft, comprising: Lounge OPEN-PLAN through to a separate dining/ sitting room and a WELL-PROPORTIONED MODERN KITCHEN.

The first floor landing hosts TWO DOUBLE BEDROOMS and a modern three-piece bathroom.

Externally, the property boasts a GENEROUS ENCLOSED REAR GARDEN. Primed and ready for you to make your own mark! Residents Permit Parking is also available along the street.

Further benefits of this sizeable period home include uPVC double glazing and gas central heating.

GET ON THE PROPERTY LADDER and make this THE ONE FOR YOU!

Marketed with NO ONWARD CHAIN!



Guide Price £140,000



LOUNGE:	12'8 x 11'1 (3.86m x 3.38m)
DINING ROOM:	12'1 x 7'8 (3.68m x 2.34m)
KITCHEN/DINER:	12'1 x 11'1 (3.68m x 3.38m)
FIRST FLOOR LANDING:	7'10 x 5'8 (2.39m x 1.73m)
MASTER BEDROOM:	14'4 x 11'3 (4.37m x 3.43m)
BEDROOM TWO:	12'1 x 11'10 (3.68m x 3.61m)
FIRST FLOOR BATHROOM:	7'8 x 5'8 (2.34m x 1.73m)

**EXTERNALLY:**

The property provides a WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominately laid to lawn with a paved central pathway, down to a provisional space for a garden shed. There is a large paved seating area, directly accessed via the uPVC double glazed rear external door in the dining kitchen. There is an outside tap, external security light, a fenced left side boundary, high-level walled right side boundary, a part fenced/ walled rear boundary. A left sided wooden personal gate opens onto a shared passageway, leading to the front of the property. PLEASE NOTE: There is NO SHARED ACCESS over the 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: 765 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 'A'

#### EPC: Energy Performance Rating: 'C' (73)

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.

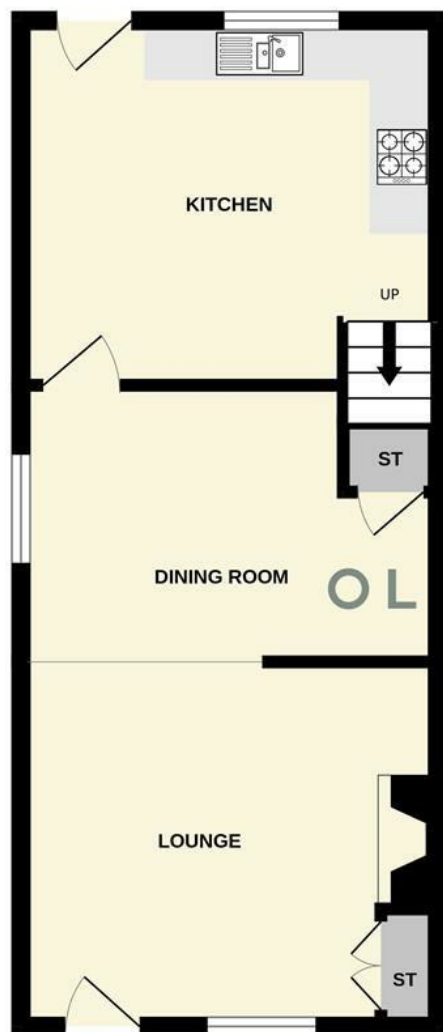








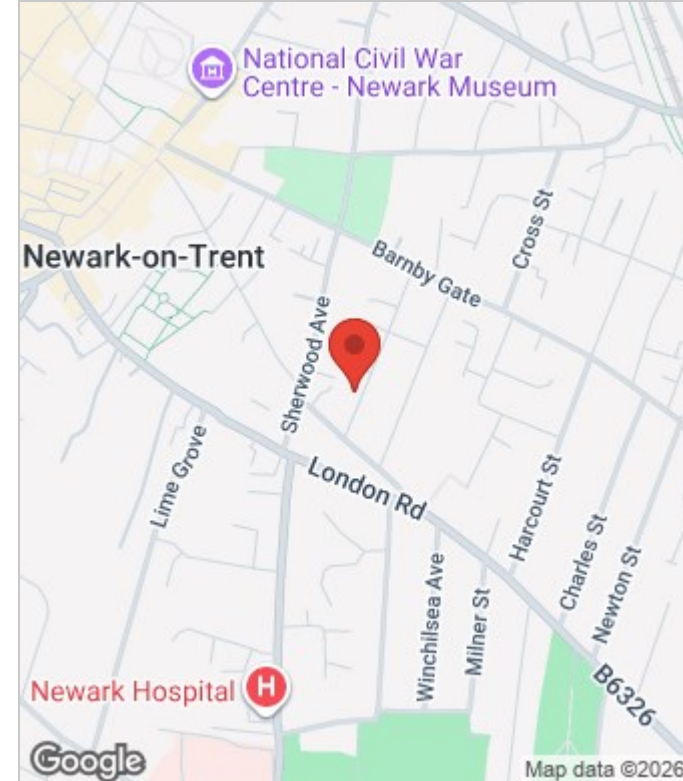
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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 