



Harewood Avenue, Newark

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OLIVER REILLY 



# Harewood Avenue, Newark

Guide Price £230,000 - £240,000



<b>ENTRANCE HALL:</b>	59 x 59 (1.75m x 1.75m)
<b>BAY-FRONTED LIVING ROOM:</b> Max measurements provided into bay-window.	163 x 129 (4.95m x 3.89m)
<b>DINING AREA:</b>	133 x 107 (4.04m x 3.23m)
<b>OPEN-PLAN BREAKFAST KITCHEN:</b>	102 x 52 (3.10m x 1.57m)
<b>UTILITY ROOM:</b>	83 x 410 (2.51m x 1.47m)
<b>GROUND FLOOR W.C.:</b>	410 x 25 (1.47m x 0.74m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder and partial boarding for storage.	79 x 56 (2.36m x 1.68m)
<b>MASTER BEDROOM:</b>	164 x 113 (4.98m x 3.43m)
<b>BEDROOM TWO:</b>	1110 x 81 (3.61m x 2.46m)
<b>BEDROOM THREE:</b>	710 x 710 (2.39m x 2.39m)
<b>STYLISH MODERN BATHROOM:</b>	104 x 47 (3.15m x 1.40m)
<b>DETACHED GARAGE:</b> Of timber construction with a pitched felt roof, accessed via a manual up/ over garage door. Equipped with lighting and a window to the left side elevation. Open-access through to the attached workshop.	164 x 92 (4.98m x 2.79m)
<b>ATTACHED WORKSHOP/STORE:</b> Of timber construction, with a pitched felt roof. Equipped with power and lighting. Window and wooden personal door to the left side elevation. Giving access out to the garden.	77 x 77 (2.31m x 2.31m)

- SUPERB SEMI-DETACHED HOME
- DESIRABLE, CENTRAL & CONVENIENT LOCATION
- WONDERFUL OPEN-PLAN DINING KITCHEN
- STYLISH FIRST FLOOR BATHROOM
- HIGHLY PRIVATE & WEELL-APPOINTED GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS 16FT BAY-FRONTED LIVING ROOM
- GF W.C & UTILITY ROOM
- GATED DRIVEWAY, DETACHED GARAGE & ATTACHED WORKSHOP
- EXCELLENT MODERNISED CONDITION!  
Tenure: Freehold EPC 'tbc'

Guide Price: £230,000 - £240,000. AN ADDRESS SET TO IMPRESS!...

How about Harewood Avenue?... An eye-catching semi-detached home that promotes an attractive traditional exterior, combined with a CRACKING CONTEMPORARY INTERIOR. Having been tastefully enhanced and brought back to life by the current owners, who have created a SMART & SYMPATHETICALLY STYLISH design that fits perfectly with modern-day living!

This appealing residence occupies a popular position, close to an abundance of amenities and set in walking distance to the Town Centre. Close to both train stations and easily accessible onto the A46 corridor.

The DECEPTIVELY SPAIOUS INTERNAL LAYOUT comprising: Entrance hall, a sizeable 16ft BAY-FRONTED living room, with feature fireplace, a SUPERB OPEN-PLAN DINING KITCHEN. Hosting a breakfast bar and a range of integrated appliances, including an under-counter fridge. A separate utility room and a ground floor W.C.

The first floor provides THREE WELL-PROPORTIONED BEDROOMS and a FABULOUS MODERN BATHROOM.

Externally, the property is greeted with a GENEROUS MULTI-VEHCILE DRIVEWAY. Allowing tandem off-street parking. Leading down to a DETACHED GARAGE and attached workshop. Equipped with power and lighting.

The LARGE & LOVELY rear garden is well-appointed and highly private, with a secluded seating area. Promoting a great opportunity for you to inject your own personality, whilst remaining a sufficient size for the whole family to enjoy, all year round.

Further benefits of this STRIKING SEMI include uPVC double glazing throughout and gas central heating (with HIVE system) via a combination boiler. All of which were installed in the last 6 years.

WHAT'S NOT TO LOVE?... If you're searching for CONVENIENCE, CHARACTER & CONTEMPORARY FLOW!... Then look no further! This TURN-KEY READY home is waiting for you!





#### **EXTERNALLY:**

This attractive semi-detached home is conveniently situated close to amenities, main roads and a comfortable walk to the Town Centre. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE TANDEM DRIVEWAY. Leading down to the DETACHED GARAGE. The side aspect also has an external wall light and access to the side entrance door. The front garden is predominantly concrete, with a hedged side boundary and a low-level walled front boundary.

A wooden personal gate at the bottom of the driveway opens into the WONDERFULLY WELL-APPOINTED REAR GARDEN. Enjoying a great chance for you to make your own mark and landscape to your hearts content. Predominantly laid to lawn with a partial range of planted shrubs and bushes. There is provision for a greenhouse and a secluded paved seating area, with external wall light. Outside tap. Access into the timber workshop, fully fenced side boundaries and a mature high-level conifer hedged rear boundary. Ensuring a vast level of privacy, all year round.

#### **Approximate Size: 935 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 the last 6 years and uPVC double glazing throughout. All replaced in the past 6 years.

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 'C'**

#### **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 highly sought after residential location, within 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 an appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

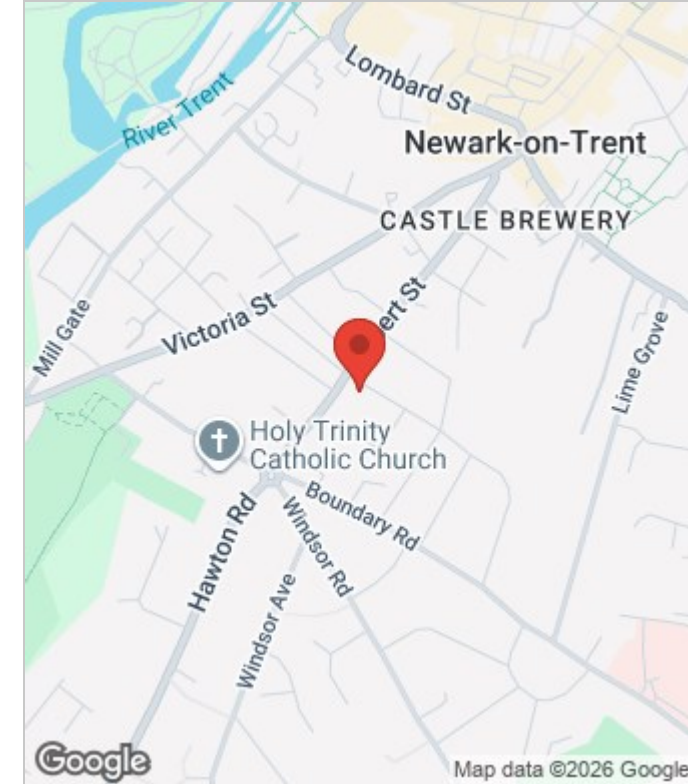
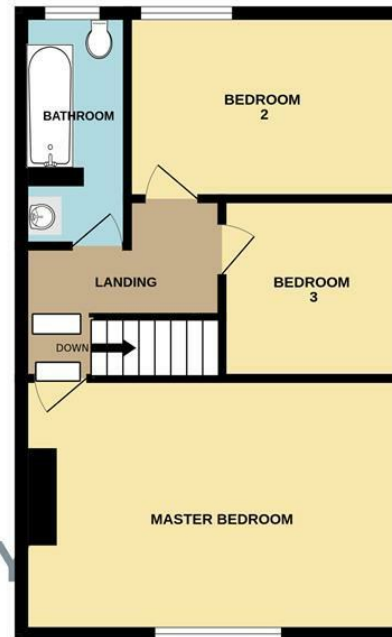
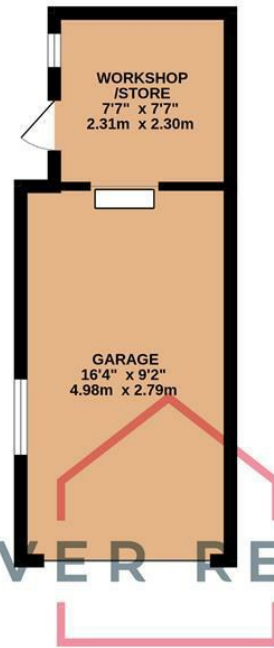
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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.







### 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>80</b>
(55-68) <b>D</b>	<b>64</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	