



Victoria Street, Newark

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OLIVER REILLY



Victoria Street, Newark

- BEAUTIFUL DETACHED VICTORIAN HOME
- CONVENIENT CENTRAL LOCATION
- GF W.C & UTILITY ROOM
- THREE CELLAR STORE ROOMS WITH GREAT POTENTIAL
- OFF-STREET PARKING VIA A DOUBLE CARPORT WITH GARAGE DOOR
- FOUR DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- FOUR-PIECE BATHROOM & MODERN EN-SUITE
- SUBSTANTIAL HARD-LANDSCAPED CORNER PLOT
- NO CHAIN! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £425,000 - £450,000. WHERE CONVENIENCE MEETS CHARACTER!!!

Not only is this elegant DETACHED PERIOD HOME situated in a hugely convenient location. It showcases a wonderful example of a vast degree of space and versatility, all combining to create THE ULTIMATE FAMILY HOME! oozing with original features, maintained to an IMPECCABLE STANDARD.

This impressive and substantial Victorian home lies in walking distance to the Town Centre and both train stations. One of which provides a DIRECT LINK TO LONDON KINGS CROSS STATION! Via Newark North Gate Station.

The expansive internal layout is BRIGHT, AIRY & FULL OF FLEXIBILITY! From the moment you walk through the door! Greeted with an entrance porch, an inviting reception hall, GENEROUS BAY-FRONTED LOUNGE with feature fireplace and inset log burner. A separate dining room, a multi-purpose sitting room, spacious contemporary dining kitchen, rear hallway, utility room and a separate ground floor W.C.

The galleried-style first floor landing hosts a lovely seating/ study area. A LARGE FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. The dual-aspect master bedroom is enhanced by a MODERN EN-SUITE SHOWER ROOM.

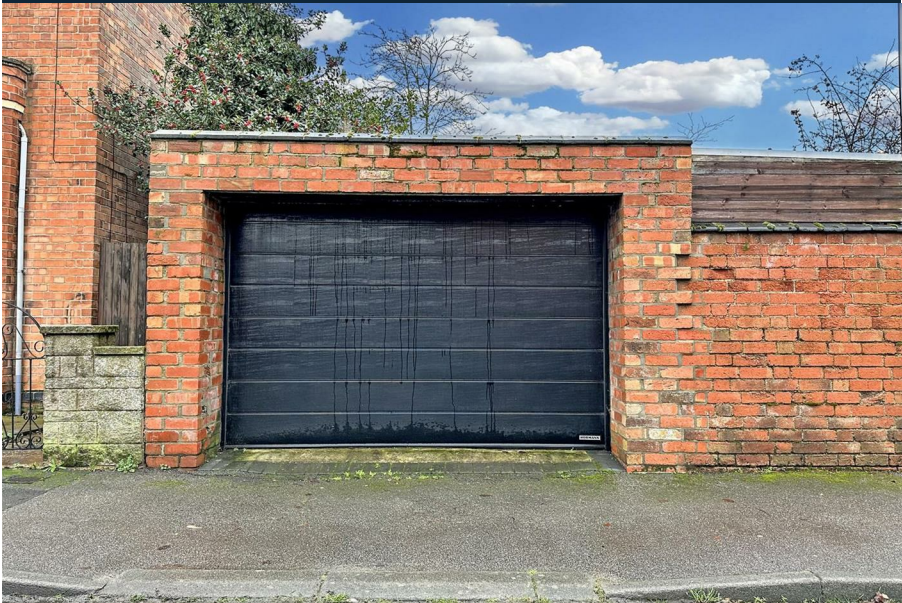
There are three sizeable cellar store rooms, equipped with power, lighting and heating, which all pose GREAT SCOPE TO BE ADAPTED into additional living accommodation. Subject to relevant approvals.

Externally, the SPLENDID SETTING OF SPACE CONTINUES! Occupying a generous 0.11 of an acre corner plot. Enjoying a delightfully mature, landscaped and walled SOUTH EAST FACING rear garden. Hosting a DETACHED OUTBUILDING with log store and a DOUBLE CARPORT! Accessed via Spring Gardens, via an ELECTRIC ROLLER GARAGE DOOR.

Additional benefits of this warm, welcoming and wholesome family-sized residence include a combination of double & triple uPVC glazing, and gas central heating.

Period personality combines with SPACE TO GROW & ROOM TO RELAX! Internal viewings are simply ESSENTIAL! Marketed with NO ONWARD CHAIN!

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ENTRANCE PORCH:	4'3 x 3'2 (1.30m x 0.97m)
RECEPTION HALL: Max measurements provided.	21'7 x 4'10 (6.58m x 1.47m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	17'11 x 13'4 (5.46m x 4.06m)
DINING ROOM:	12'1 x 12'1 (3.68m x 3.68m)
SITTING ROOM: Max measurements provided into side bay-window.	14'7 x 12'4 (4.45m x 3.76m)
MODERN DINING KITCHEN:	13'2 x 13'2 (4.01m x 4.01m)
INNER HALL: Max measurements provided.	8'9 x 4'5 (2.67m x 1.35m)
GROUND FLOOR W.C:	6'10 x 5'3 (2.08m x 1.60m)
UTILITY ROOM:	6'10 x 6'2 (2.08m x 1.88m)
GALLERIED FIRST FLOOR LANDING: Max measurements provided.	24'8 x 5'10 (7.52m x 1.78m)
DUAL-ASPECT MASTER BEDROOM:	14'8 x 13'3 (4.47m x 4.04m)
INNER HALL: Max measurements provided up to extensive fitted storage cupboards.	4'8 x 2'10 (1.42m x 0.86m)
MODERN EN-SUITE SHOWER ROOM:	8'7 x 4'7 (2.62m x 1.40m)
BEDROOM TWO:	12'4 x 11'3 (3.76m x 3.43m)
BEDROOM THREE:	12'1 x 11'10 (3.68m x 3.61m)
BEDROOM FOUR:	13'3 x 8'5 (4.04m x 2.57m)
SPACIOUS FOUR-PIECE BATHROOM:	11'10 x 10'9 (3.61m x 3.28m)
CELLAR STORE ROOM 1: A large multi-purpose space. Equipped with power, lighting, an electrical RCD consumer unit, cold water tap and a single panel radiator. A fitted cupboard gives access to the gas and electricity meter. Walk-in bay with uPVC double glazed window to the front and side elevation.	17'2 x 12'9 (5.23m x 3.89m)
CELLAR STORE ROOM 2: Equipped with power, lighting, a single panel radiator and a uPVC double glazed window to the side elevation. Hosting further multi-functional space.	12'1 x 12'1 (3.68m x 3.68m)





EPC: Energy Performance Rating: 'D' (61)

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 for ease of access into Newark-on-Trent (approx. 1.0 mile away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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.

CELLAR STORE ROOM 3:

A generous vaulted store, with multi-purpose potential. Equipped with power, lighting and a single panel radiator.

BRICK OUTBUILDING:

Of brick built construction, with a pitched tiled roof and an external cold water tap. Accessed via a wooden personal door to the front and left side aspect. Single glazed wooden window to the front and left side elevation.

LARGE LOG STORE:

Of part brick construction, with open-access. Providing a large storage space. Currently used as a log store.

DOUBLE CARPORT:

Of timber framed construction, with a poly-carbonate roof. Accessed via an electric roller garage door. Hosting extensive concrete hard-standing, with secure off-street parking for two vehicles and a double external power socket.

EXTERNALLY:

This attractive period home is conveniently situated in a popular and easily commutable residential location. Easily accessible for access onto the A46, A1 and set in walking distance to the Town Centre. Occupying a large 0.11 of an acre private corner plot. The front aspect is greeted with a wrought-iron personal gate, opening onto a concrete pathway, up to the entrance porch door. The established frontage hosts a range of mature plants, bushes and shrubs, with part walled and wrought-iron railed boundaries. The magnificently mature SOUTH EAST FACING rear garden retains a high-degree of privacy and is predominantly hard-landscaped in a thoughtfully tiered design. Providing a wide variety of established plants, bushes, shrubs and trees. There are a wide variety of secluded seating areas, a large fishpond, detached brick outbuilding with attached log store, a greenhouse and access to a LARGE REAR CARPORT. Located at the bottom of the garden. Ensuring SIDE-BY-SIDE OFF-STREET PARKING. Accessed via an electric garage door, situated on Spring Gardens. There are high-level walled left/right side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'WORCESTER' boiler, majority uPVC TRIPLE glazing and partial uPVC double glazing. 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: 2,420 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 'E'



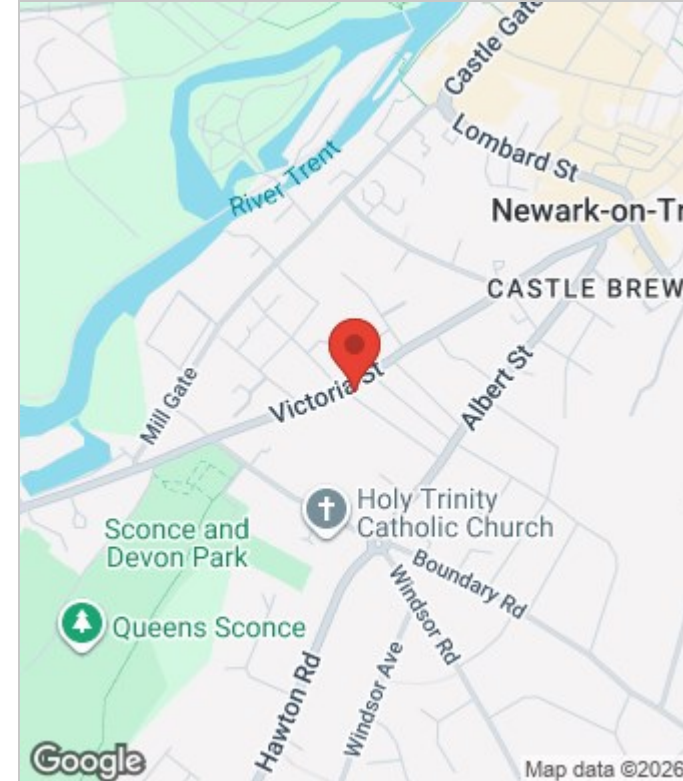


The floor plan of the Cellar is divided into three main storage areas and a central circulation space. At the top left is 'CELLAR STORE ROOM 3'. Below it is 'CELLAR STORE ROOM 2', which features two large rectangular openings on its left wall. To the right of these rooms is a central vertical corridor containing a staircase with an upward-pointing arrow and the label 'UP'. At the bottom of this corridor is a small grey-shaded area labeled 'ST'. To the right of the central corridor is 'CELLAR STORE ROOM 1'. The entire plan is enclosed by a thick black line representing the building's perimeter.

The floor plan shows a two-story house with the following rooms and features:

- Ground Floor:**
 - Sitting Room:** Located on the left side of the house.
 - Dining Room:** Located at the bottom left, adjacent to the Sitting Room.
 - Kitchen/Diner:** Located on the right side of the house.
 - Lounge:** Located at the bottom right, adjacent to the Kitchen/Diner.
 - Reception Hall:** A central area connecting the living spaces.
 - Porch:** Located at the bottom center, accessible from the Reception Hall.
- First Floor:**
 - WC:** Located at the top left, accessible from the Hall.
 - Utility Room:** Located at the top center, adjacent to the WC.
 - Hall:** A central area connecting the first-floor rooms.
- Staircase:** A central staircase with an 'UP' arrow indicating the direction to the first floor.
- Fire Escape Route:** Indicated by red lines, starting from the Lounge and Dining Room, passing through the Reception Hall, and leading up to the first floor.

This floor plan shows a 4-bedroom house. The layout includes a central landing with a staircase and a study area. The bedrooms are labeled Bedroom 2, Bedroom 3, Bedroom 4, and the Master Bedroom. The bathroom is located near Bedroom 2, and the Master Bedroom has an ensuite. The plan also shows a study area, a hall, and a kitchen area with a sink and stove.



	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	62	81
England & Wales	EU Directive 2002/91/EC	

The Oliver Reilly logo, featuring a stylized red house icon above the text "OLIVER REILLY" in white capital letters.