



Alexander Avenue, Newark

3 1 2 D

OLIVER REILLY



Alexander Avenue, Newark

- LOVELY SEMI-DETACHED HOME
 - POPULAR CENTRAL LOCATION
 - MODERN OPEN-PLAN DINING KITCHEN
 - MODERN FIRST FLOOR BATHROOM
 - MULTI-VEHICLE DRIVEWAY
 - THREE BEDROOMS
 - GENEROUS LOUNGE & GARDEN ROOM
 - GF W.C & UTILITY ROOM
 - WELL-APPOINTED ENCLOSED GARDEN
 - EASE OF ACCESS TO A1, A46 & AMENITIES!
- Tenure: Freehold. EPC 'D'

Guide Price: £180,000 - £190,000. GET ON THE PROPERTY LADDER!!.

This lovely three bedroom semi-detached home is positioned in a popular and central location, close to the Town Centre, a range of schools, amenities and main road links. Promoting CONVENIENCE ON YOUR DOORSTEP...With immediate access to the A1 and A46.

This sizeable residence PROMISES PERFECT PROPORTIONS both inside and out! Marking itself as an ideal first time or growing family home.

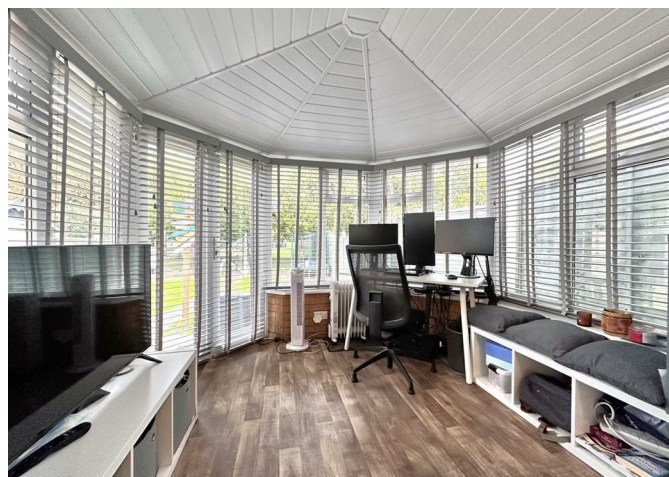
The well-proportioned internal design comprises: Entrance porch, an inviting reception hall, generous lounge, a MAGNIFICENT OPEN-PLAN DINING KITCHEN, multi-purpose garden room (currently utilised as a study), an inner side passageway hosting a ground floor W.C, walk-in store and a useful utility room.

The first floor hosts a modern family bathroom and THREE EXCELLENT SIZED BEDROOMS. Two of which are enhanced with FITTED WARDROBES.

Externally, the property is greeted with a MULTI-VEHICLE DRIVEWAY and a DELIGHTFUL and FULLY ENCLOSED rear garden, with a secluded seating area.

Additional benefits of this WARM AND WELCOMING family-sized home include upVC double glazing and gas fired central heating.

MAKE A MOVE... It's time to create your next chapter, inside this spacious and splendid semi! Offering all you could want...AND MORE!



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ENTRANCE PORCH:	6'8 x 4'2 (2.03m x 1.27m)
INNER RECEPTION HALL:	10'8 x 6'6 (3.25m x 1.98m)
LOUNGE:	14'1 x 10'5 (4.29m x 3.18m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	20'10 x 10'6 (6.35m x 3.20m)
MULTI-PURPOSE GARDEN ROOM: Of uPVC construction with a pitched poly-carbonate roof, internal insulation white pVC ceiling cladding, wood-effect vinyl flooring, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out onto a seating area, in the enclosed rear garden.	9'11 x 9'1 (3.02m x 2.77m)
SIDE LOBBY: A useful internal space, with wood-effect vinyl flooring, a stylish vertical radiator, ceiling light fitting and uPVC double glazed French doors opening out to the garden Internal access into the ground floor W.C, integral store and utility room. Max measurements provided.	16'10 x 4'5 (5.13m x 1.35m)
GROUND FLOOR W.C:	4'2 x 1'10 (1.27m x 0.56m)
INTEGRAL STORE:	4'4 x 2'4 (1.32m x 0.71m)
UTILITY ROOM:	6'7 x 5'1 (2.01m x 1.55m)
FIRST FLOOR LANDING: Max measurements provided.	8'3 x 6'5 (2.51m x 1.96m)
MASTER BEDROOM:	14'3 x 8'9 (4.34m x 2.67m)
BEDROOM TWO:	10'10 x 10'2 (3.30m x 3.10m)
BEDROOM THREE: Max measurements provided.	9'7 x 7'2 (2.92m x 2.18m)



MODERN FAMILY BATHROOM:

6'5 x 5'5 (1.96m x 1.65m)

EXTERNALLY:

The property is positioned in a popular residential area, close to amenities and main road links. The front aspect provides dropped kerb vehicular access onto a part concrete and part paved MULTI-VEHICLE DRIVEWAY. Access to the front entrance door, with wall mounted external light. Access to the side passageway. Brick walled front boundaries and fenced right side boundary.

The well-proportioned and fully enclosed rear garden is predominantly laid to lawn, with a concrete seating area, provision for a garden shed, outside tap and external light. There are fully fenced side and rear boundaries, with an unspoiled tree-lined outlook behind. Backing onto Bishop Alexander Primary School.

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.

Approximate Size: 1,062 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 'A'

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 in a highly sought after residential location with ease of access onto the A1 and A46. 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 a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

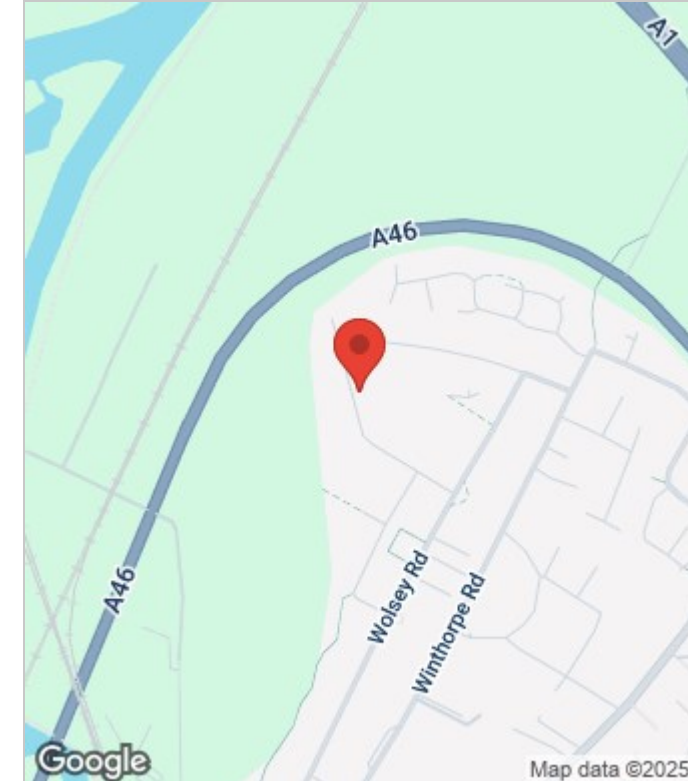
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

