



Friary Road, Newark

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 OLIVER REILLY







# Friary Road, Newark

- BEAUTIFUL PERIOD TERRACE
- WALKING DISTANCE TO TOWN & TRAIN STATIONS
- LARGE GF UTILITY/ W.C & FIRST FLOOR BATHROOM
- LOVELY LOW-MAINTENANCE GARDEN
- PERFECTLY POSITIONED CLOSE TO AMENITIES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS CONTEMPORARY KITCHEN
- RESIDENT PERMIT PARKING
- NO CHAIN! Tenure: Freehold EPC 'D'

CHARACTERFUL & HOMELY!... is the only way we can describe this substantial three bedroom terrace residence. Perfectly positioned a few moments walk from the hustle and bustle of the Town Centre and Newark North Gate Train Station. Which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION!

The beautiful period home is the epitome of deception! Promising MORE THAN MEETS THE EYE via its spacious and adaptable internal layout. Spanning in EXCESS of 1,100 square.ft.

The well-maintained internal accommodation comprises: Inviting entrance hall, lounge, generous dining room, well-appointed contemporary kitchen and a large utility/ ground floor W.C. The first floor landing hosts a COPIOUS MASTER BEDROOM with a walk-in wardrobe/ dressing area. A third bedroom and modern three-piece family bathroom. The second floor welcomes a MARVELLOUS ATTIC BEDROOM with a walk-in storage cupboard.

Externally, the property enjoys a low maintenance frontage and delightful rear garden, with a raised decked seating area and integrated external store. There is RESIDENTS PERMIT PARKING immediately available outside the property.

Further benefits of this attractive and traditional home include uPVC double glazing throughout and gas fired central heating, via a combination boiler.

STEP INSIDE and gain a full sense of appreciation for the vast and versatile space. Sure to be TICKING ALL YOUR BOXES!.. MARKETING WITH \*\*NO ONWARD CHAIN!\*\*

Guide Price £180,000



## ENTRANCE HALL:

16'8 x 3'3 (5.08m x 0.99m)

Accessed via a secure hardwood front door, providing complementary dark wood-effect laminate flooring, coving, two ceiling light fittings, telephone connectivity point, alarm control panel, a single panel radiator, carpeted stairs with two handrails rising to the first floor. Access into both reception rooms.

## LOUNGE:

11'3 x 10'3 (3.43m x 3.12m)

A lovely sized reception room, providing carpeted flooring, a large single panel radiator, TV/telephone/Internet connectivity points, coving, ceiling rose with light fitting. A fitted low-level double storage cupboard housing the electrical RCD, consumer unit and electricity meter. Exposed fire place with decorative wooden surround. uPVC double glazed window to the front elevation.

## LARGE DINING ROOM:

13'2 x 12'9 (4.01m x 3.89m)

A further and equally generous reception room. Providing carpeted flooring, a large single panel radiator, central ceiling light fitting. Exposed fireplace with an inset tiled hearth. TV connectivity point and a walk-in under stairs storage cupboard. uPVC double glazed window to the rear elevation. Open-access through to the contemporary kitchen.

## WELL-APPOINTED MODERN KITCHEN:

13'2 x 6'5 (4.01m x 1.96m)

Of stylish modern design. Providing ceramic tiled flooring. The eye-catching fitted kitchen houses, a range of white shaker-style wall and base units with Oak flat edge work surfaces over and up-stands. Inset white ceramic 1.5 bowl sink with chrome mixer tap and drainer. Integrated medium height 'INDESIT' electric oven. Separate four ring 'LOGIK' induction hob with white bevelled wall tiled splash backs and stainless steel extractor hood above. Provision/ plumbing for an under-counter washing machine and freestanding fridge freezer. Access to the gas fired boiler. Recessed ceiling spotlights, heat and carbon monoxide alarm, loft hatch access point. Two uPVC double glazed windows to the side elevation. An obscure block paned, hardwood side external door gives access into the garden. Internal access into the large ground floor W.C/ utility.

## LARGE UTILITY/ GROUND FLOOR W.C:

7'2 x 6'4 (2.18m x 1.93m)

With continuation of the ceramic tiled flooring. Providing a low-level W.C with push-button flush. Pedestal wash hand basin with chrome taps and partial white wall tiled splash backs. Double panel radiator, Plumbing/provision for a freestanding washing machine/tumble dryer. Extractor fan, recessed ceiling spotlights. Large obscure uPVC double glazed window to the side elevation. Max measurements provided.

## FIRST FLOOR LANDING:

7'5 x 5'9 (2.26m x 1.75m)

A split-level landing space provides carpeted flooring, a ceiling light fitting, smoke alarm, carpeted stairs rise to the second floor. Access into the family bathroom and two of the three bedrooms. Max measurements provided.

## MASTER BEDROOM:

13'10 x 13'2 (4.22m x 4.01m)

A huge DOUBLE bedroom located at the front of the house, providing carpeted flooring, a large single panel radiator, complementary feature wall panelling, a central ceiling light fitting. uPVC double glazed window to the front elevation. Access into a large walk-in wardrobe/ dressing space with clothes hanging facilities.

## BEDROOM THREE:

7'2 x 6'10 (2.18m x 2.08m)

With carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation.







**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 central residential location, within close proximity and walking distance into the Town Centre, within a conservation area. 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.

**FIRST FLOOR BATHROOM:**

10'2 x 5'6 (3.10m x 1.68m)

Of tasteful modern design. Providing ceramic tiled flooring. A P-shaped panelled bath with chrome mixer tap and over-head shower facility, curved clear glass shower screen and high-level white bevelled wall tiled splash backs. A low-level W.C with levered flush, pedestal wash hand basin with chrome taps and a large chrome heated towel rail. Recessed ceiling spotlights and extractor fan.

**ATTIC (SECOND) BEDROOM:**

17'9 x 14'1 (5.41m x 4.29m)

A large DOUBLE bedroom. Providing carpeted flooring, a central ceiling light fitting, wall light fitting, smoke alarm, double panel radiator and an extensive range of double power sockets. Useful over-stairs storage cupboard with additional double power socket. uPVC double glazed window to the rear elevation.

**INTEGRATED EXTERNAL STORE:**

3'8 x 2'10 (1.12m x 0.86m)

Providing useful external storage space. Accessed from the rear garden.

**EXTERNALLY:**

The front aspect provides a low-maintenance, front garden. Extensively gravelled with a concrete pathway leading to the front entrance door with access to the concealed gas meter. There are walled side and front boundaries.

The rear garden has a paved pathway and private seating area, directly accessed from the external door in the kitchen with external security light and outside tap. The garden retains a high degree of privacy and is of general low maintenance and is predominantly gravelled with a raised decked seating area, timber summer house and raised plant bed. Access to the integrated external store. There are fenced side and rear boundaries. A left sided timber gate provides personnel access over a number of neighboring gardens. PLEASE NOTE: There is NO SHARED ACCESS over this properties 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.

**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: 1,180 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

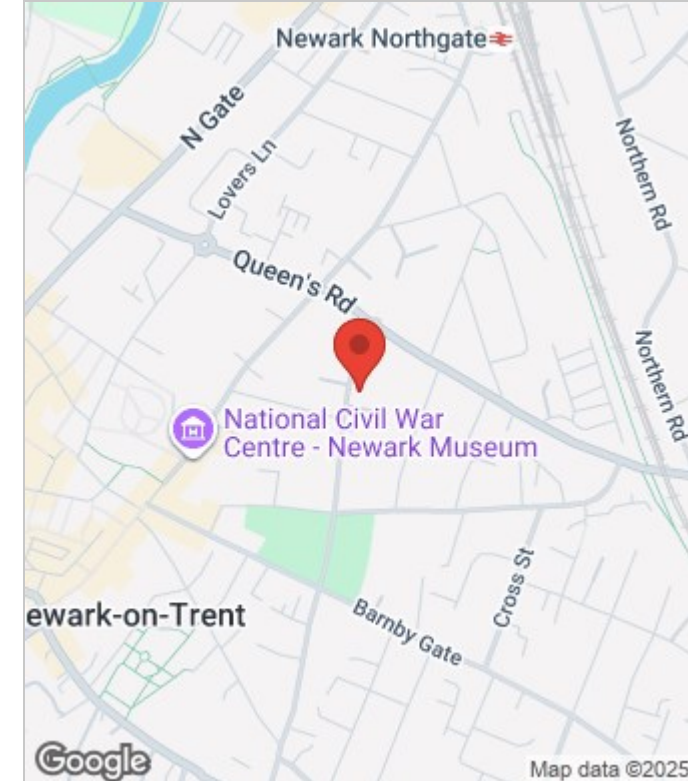
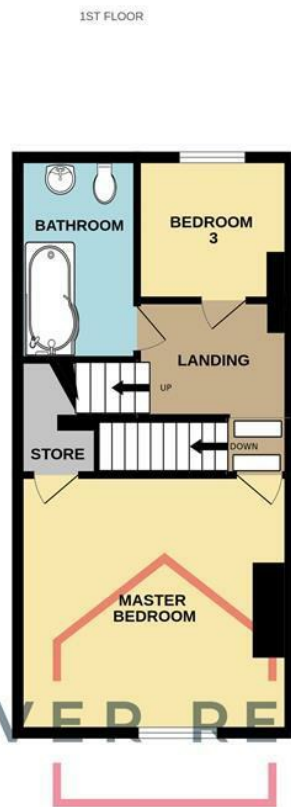
**Council Tax: Band 'A'**











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	