



Stephen Road, Newark

 3  1  2  tbc

 OLIVER REILLY



# Stephen Road, Newark

- SPACIOUS SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO AMENITIES & MAIN ROADS!
- MODERN FITTED KITCHEN
- GENEROUS REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY FOUR-PIECE BATHROOM
- BRICK OUTBUILDING & GATED DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

## YOUR NEXT CHAPTER STARTS HERE!!!

Set your sights on Stephen Road. A sizeable semi-detached home, presented to a great standard and situated in a popular, convenient and central location. On the outskirts of the Town Centre. Boasting ease of access onto the A1 and A46.

If you're taking the next step onto the property ladder, THIS IS PERFECT FOR YOU! Promoting PERFECT PROPORTIONS and excellent scope to inject your own personality and MAKE YOUR OWN! The well-maintained internal accommodation comprises: Entrance hall. a generous bay-fronted lounge, modern fitted kitchen with OPEN-ACCESS into a separate dining room.

The first floor hosts an excellent FOUR-PIECE FAMILY BATHROOM and THREE EXCELLENT SIZED BEDROOMS. All providing fitted wardrobes/ storage facilities.

Externally, the property is greeted with a GATED DRIVEWAY. The well-appointed rear garden will leave much to your imagination, whilst retaining a high-degree of privacy. There is access into a useful DETACHED BRICK BUILT OUTBUILDING. Currently utilised as an aviary. Equipped with power, lighting and water. Promoting PURE POTENTIAL TO be utilised for a variety of individual uses.

Additional benefits of this SPACIOUS FAMILY-SIZED RESIDENCE include uPVC double glazing and gas central heating.

A MOVE IN READY opportunity awaits! Promoting MORE THAN MEETS THE EYE!

Asking Price: £180,000



|                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| ENTRANCE HALL:                                                                                                                                                                                                                                                                                                                                                                                                               | 11'3 x 6'0 (3.43m x 1.83m)   |
| BAY-FRONTED LOUNGE:<br>Max measurements provided into bay-window.                                                                                                                                                                                                                                                                                                                                                            | 14'2 x 12'10 (4.32m x 3.91m) |
| MODERN FITTED KITCHEN:<br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                         | 11'2 x 8'1 (3.40m x 2.46m)   |
| DINING ROOM:<br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                   | 10'9 x 9'9 (3.28m x 2.97m)   |
| FIRST FLOOR LANDING:<br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                           | 8'2 x 4'8 (2.49m x 1.42m)    |
| MASTER BEDROOM:<br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                | 12'6 x 11'1 (3.81m x 3.38m)  |
| BEDROOM TWO:<br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                   | 10'9 x 9'10 (3.28m x 3.00m)  |
| BEDROOM THREE:<br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                 | 8'2 x 8'2 (2.49m x 2.49m)    |
| CONTEMPORAY FOUR-PIECE BATHROOM:                                                                                                                                                                                                                                                                                                                                                                                             | 8'1 x 7'9 (2.46m x 2.36m)    |
| DETACHED OUTBUILDING:<br>Of brick built construction, with a flat felt roof. Accessed via an obscure uPVC double glazed personal door to the front aspect. Equipped with power, lighting and water. With wood-effect vinyl flooring, a range of fitted base units with work surfaces over. Inset stainless steel sink, uPVC double glazed window to the front and right side elevation. Currently utilised as a home aviary. | 13'1 x 7'1 (3.99m x 2.16m)   |





#### EXTERNALLY:

This spacious residence is positioned in a highly desirable residential area. Close to amenities and main road links. The front aspect is greeted with dropped kerb vehicular access onto a paved driveway. Accessed via low-level double wrought-iron gates. There is an additional low-level wrought iron personal gate. Opening onto a block paved pathway, up to the entrance door, with porch above. The front garden is laid to lawn, with a fenced left side boundaries, hedged right side and front boundaries. The left side aspect has a secure timber personal gate, leading to the well-appointed rear garden. Predominantly laid to lawn, with provision for a large garden/ storage shed. There is an outside tap, double external power socket, fully fenced side and rear boundaries.

#### 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: 850 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: 'tbc'- On Order

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 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.

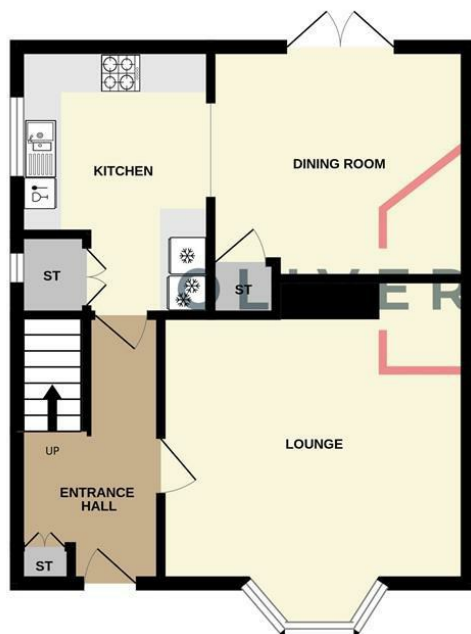
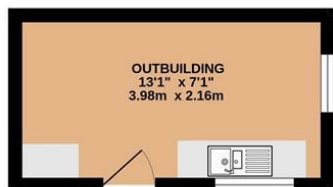
#### Draft Details-Awaiting Approval:

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.

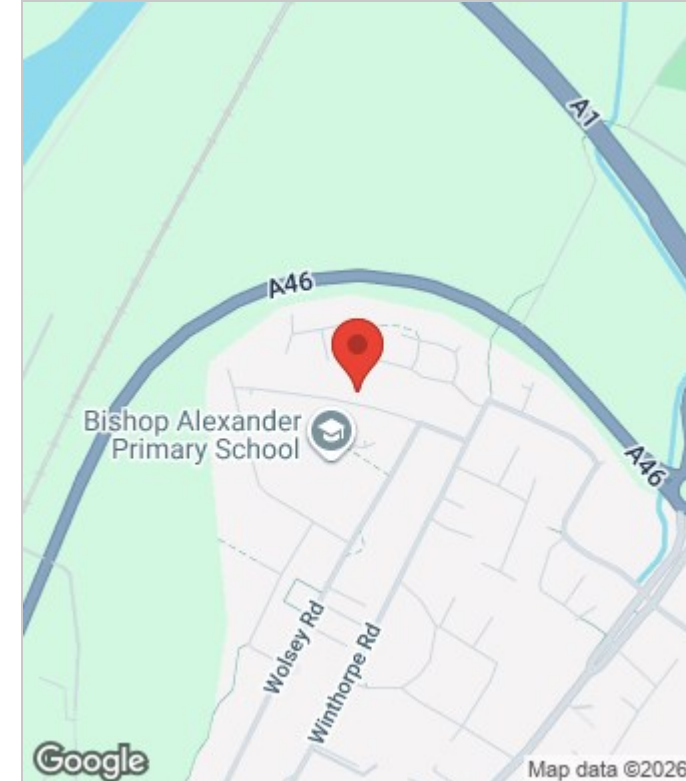




GROUND FLOOR



1ST FLOOR



## 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>                            |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |