



Albert Street, Newark

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OLIVER REILLY



Albert Street, Newark

- BEAUTIFUL SEMI-DETACHED HOME
- PRIME CENTRAL LOCATION. CLOSE TO AMENITIES!
- STYLISH MODERN KITCHEN & UTILITY
- CONVERTED MULTI-FUNCTIONAL ATTACHED GARAGE SPACE
- OFF-STREET PARKING AVAILABLE (Vehicle Size Dependent)
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & STUNNING FIRST FLOOR BATHROOM
- REMARKABLE LANDSCAPED GARDEN WITH RAISED SEATING TERRACE
- NO CHAIN! WALKING DISTANCE TO TOWN CENTRE! Tenure: Freehold. EPC 'E'

Guide Price: £250,000 - £260,000. ****NO CHAIN!** LOOKS LIKE HOME.!**
TURN THE KEY!... and move on in to this wonderfully wholesome semi-detached residence. Oozing a level of class and sophistication from the moment you walk inside. Not only is this eye-catching period home PERFECTLY POSITIONED within a few moments walk to the Town Centre, it boasts ease of access to the A1, A46 a range of amenities and popular schools.
Blending original charm with contemporary class, the highly rated home MUST BE VIEWED! In order to be fully appreciated.
Promising perfect proportions and an emphasized degree of versatility, the well-appointed internal layout comprises: Entrance porch, an inviting reception hall, bay-fronted lounge, spacious dining room with exposed feature fireplace, stylish modern kitchen, rear lobby, utility room and a copious ground floor W.C.
The first floor landing leads into three excellent sized bedrooms (master with extensive fitted wardrobes) and a LARGE AND LAVISH SHOWER ROOM. Externally, you'll feel far from disappointed as you venture out to the BRIGHT AND BEAUTIFUL REAR GARDEN. Retaining a high-level of privacy and a range of personality. Hosting a generous raised and paved seating terrace. The formal garden is of an excellent size, beautifully maintained, with a wildlife pond and access into a detached timber summer house. Equipped with power, lighting and scope to be used as a functional home office. The front aspect retains a high-degree of kerb appeal and a small gated driveway, convenient for a vehicle of a certain size. The attached CONVERTED GARAGE is extremely impressive. Perfect for a variety of uses, with power and lighting.
Further benefits of this charming, bright and airy home include uPVC double glazing, gas central heating and a NEWLY REPLACED ROOF on both the house and garage! Designed to captivate you from the moment you arrive. This is a home of true distinction. STEP INSIDE... and see for yourself! Available with NO ONWARD CHAIN!!

Guide Price £250,000 - £260,000



RECEPTION HALL: Max measurements provided.	12'1 x 6'10 (3.68m x 2.08m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	13'10 x 11'7 (4.22m x 3.53m)
DINING ROOM:	13'9 x 10'4 (4.19m x 3.15m)
CONTEMPORARY KITCHEN:	10'8 x 7'5 (3.25m x 2.26m)
REAR LOBBY:	6'4 x 3'4 (1.93m x 1.02m)
UTILITY ROOM:	6'4 x 5'1 (1.93m x 1.55m)
GROUND FLOOR W.C:	6'4 x 6'1 (1.93m x 1.85m)
FIRST FLOOR LANDING:	5'10 x 3'9 (1.78m x 1.14m)
MASTER BEDROOM: Max measurements provided up to extensive fitted wardrobes.	13'4 x 8'5 (4.06m x 2.57m)
BEDROOM TWO:	10'7 x 10'1 (3.23m x 3.07m)
BEDROOM THREE:	10'2 x 6'2 (3.10m x 1.88m)
CONTEMPORARY SHOWER ROOM:	10'7 x 7'3 (3.23m x 2.21m)
ATTACHED GARAGE/ MULTI-PURPOSE SPACE: Showcasing a great MULTI-FUNCTIONAL SPACE which lends itself as an ideal home office or hobbies room. Accessed via a uPVC personal door. Equipped with power and lighting, with two ceiling strip-lights, wood-effect laminate flooring and wooden external double garage doors, which could be re-instated internally, if required.	20'15 x 7'3 (6.10m x 2.21m)
DETACHED HOME OFFICE: Of timber construction, with sloped felt tiled roof. Accessed via paned wooden double doors. Equipped with power, lighting and Herringbone-style vinyl flooring. Lending itself as an ideal home office or hobbies room. Paned wooden window to the front and right side elevation.	8'10 x 8'10 (2.69m x 2.69m)





EXTERNALLY:

The property occupies a wonderful central position, within walking distance to the town centre. The front aspect provides dropped kerb vehicular access onto a small block paved driveway. Via wrought-iron double gates. Allowing off street parking for one vehicle. Size dependent. On street parking is also available, directly outside the property, on a first come, first served basis. The front garden is partly gravelled, with fenced front and side boundaries. There is access to the entrance porch with tiled flooring.

The BEAUTIFULLY LANDSCAPED and well-appointed enclosed rear garden is a joy to behold. Enjoying a large raised paved seating terrace with external light, an outside tap and part stone walled and part wrought-iron railed boundaries. A wrought-iron personal gate opens with steps down to the delightfully mature garden. Partially laid to lawn, with a wonderful array of established plants, bushes and shrubs. There is an extensive block paved seating area, with hard-standing and access to the detached summer house. The garden leads down to a further range of gorgeous maturity, an established wildlife pond and range of raised plant beds. The side aspect provides a useful concrete area, with provision for a garden shed, a wooden side gate for personal access and a uPVC double glazed external door, leading into the converted garage space. The garden hosts a high-degree of privacy, with 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: 1,181 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'

Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles 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. There is also ease of access to the local Marina, only a stones throe away from this home. 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.

EPC: Energy Performance Rating: 'E'

PLEASE NOTE: This assessment and report was carried out prior to the vendor replacing the roof. A new report is currently 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.

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:

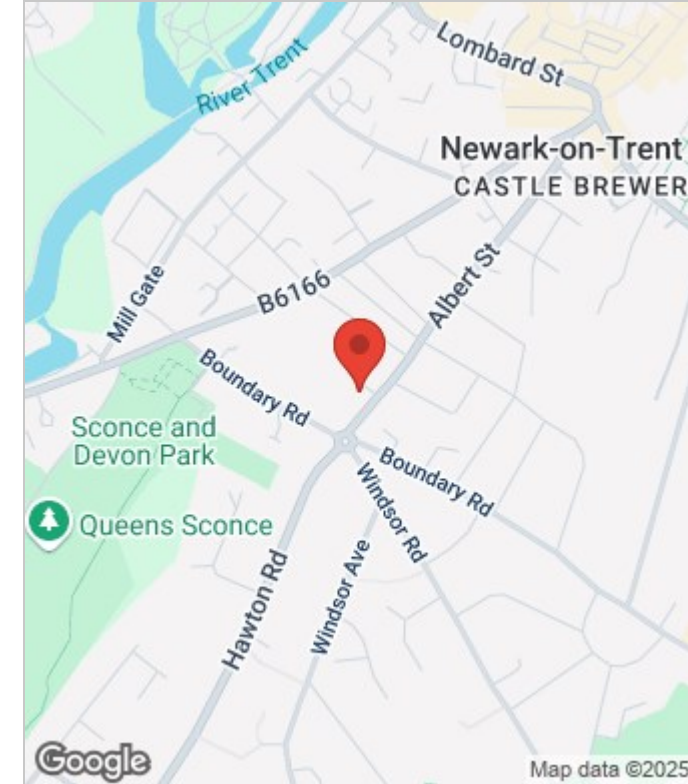
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

