Harcourt Street, Newark

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OLIVER REILLY

Harcourt Street, Newark

Guide Price £240,000

- TASETFULLY MODERN TERRACE HOME
- EXCELLENT CENTRAL LOCATION
- SUPERB & SPACIOUS CONTEMPORARY KITCHEN
- USEFUL CELLAR STORE ROOM- WITH GREAT POTENTIAL!
- CLOSE TO TOWN CETRE & BOTH TRAIN STATIONS
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- MODERN FIRST FLOOR BATHROOM
- LOVELY ENCLOSED REAR GARDEN
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

CLASSIC, TIMELESS BUT WITH A MODERN FINISH!

There's lots to love about this attractive bay-fronted period terrace home, enjoying a desirable position on a highly regarded residential road, just a short distance from the hustle and bustle of Newark Town Centre and off the fashionable London Road. The property is ideally placed for a wide range of amenities, sought-after schools and both of Newark's railway stations, one of which provides a DIRECT LINK TO LONDON KINGS CROSS via Newark North Gate.

This tastefully modernised home presents a wonderful blank canvas, having been SYMPATHETICALLY RESTORED TO IT'S FORMER GLORY! Retaining a high degree of original character, it successfully combines traditional CHARM with contemporary STYLE and is ready and waiting to be appreciated by YOU!

The deceptively spacious internal layout offers excellent living flexibility and comprises: Inviting entrance hall, a generous bay-fronted lounge with feature fireplace, a separate, equally sizeable dining room which opens through to a FABULOUS 13FT FITTED KITCHEN. This in turn flows seamlessly into a versatile sitting room/study, creating a sociable and adaptable living space.

The eye-catching galleried landing leads to THREE WELL-PROPORTIONED BEDROOMS and a modern family bathroom. Furthermore, the property benefits from a useful cellar storage room, equipped with power and lighting, offering excellent scope for further living accommodation, subject to the necessary approvals.

Externally, the house enjoys a lovely, well-appointed and fully enclosed rear garden. Equally ready for you to make your own mark, it provides a safe, secluded and serene outdoor environment in which to relax and entertain.

Additional benefits of this CRACKING CHARACTER HOME include uPVC double glazing, gas central heating, complementary oak internal doors and NO ONWARD CHAIN!

Promising traditional charm alongside contemporary class!.. STEP INSIDE and gain a full sense of appreciation TODAY!

ENTRANCE HALL: 12'1 x 3'4 (3.68m x 1.02m)

BAY-FRONTED LOUNGE: 15'1 x 11'8 (4.60m x 3.56m)
Max measurements provided into bay-window.

DINING ROOM: 12'10 x 12'1 (3.91m x 3.68m)
Max measurements provided.

OPEN-PLAN MODERN KITCHEN: 13'8 x 8'10 (4.17m x 2.69m)

SITTING ROOM/ STUDY: 8'9 x 8'6 (2.67m x 2.59m)
Max measurements provided.

GALLERIED FIRST FLOOR LANDING: 13'1 x 5'6 (3.99m x 1.68m)

GENEROUS MASTER BEDROOM: 15'6 x 12'5 (4.72m x 3.78m)

BEDROOM TWO: 12'10 x 9'6 (3.91m x 2.90m)

UPPER INNER HALL: 3'1 x 2'6 (0.94m x 0.76m)

BEDROOM THREE: 10'3 x 8'10 (3.12m x 2.69m)
Max measurements provided.

CONTEMPORARY BATHROOM: 6'6 x 5'4 (1.98m x 1.63m)

USEFUL CELLAR STORE ROOM: 15'3 x 11'7 (4.65m x 3.53m)
Equipped with power and lighting, via two ceiling strip-lights. Access to the gas/ electricity meters and the electrical RCD consumer unit. A fitted work surface with base units provide useful additional storage. Holding great scope to be utilised into further living accommodation. Subject to relevant approvals. Max measurements provided into bay.

EXTERNALLY:

This attractive and traditional property is situated in a desirable and central location, close to the town centre and providing excellent access to a wonderful range of amenities and major road corridors.

The front aspect is greeted by a wrought-iron pedestrian gate opening onto a concrete pathway leading to the entrance door, with an external wall light. The frontage is enhanced by a variety of mature bushes and shrubs, together with a medium-height wall and partial wrought-iron railings.

The lovely, well-appointed rear garden provides a unique blank canvas for you to inject your own personality. The garden is predominantly laid to lawn, with an extensive gravelled seating area and planted borders. There is also an external wall light, fenced side and rear boundaries, and a rear wooden pedestrian gate providing useful access around to the front of the property.

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: 1,315 Square Ft.

Measurements are approximate and for guidance only. This includes the cellar store room.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (63)

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, 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. 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:

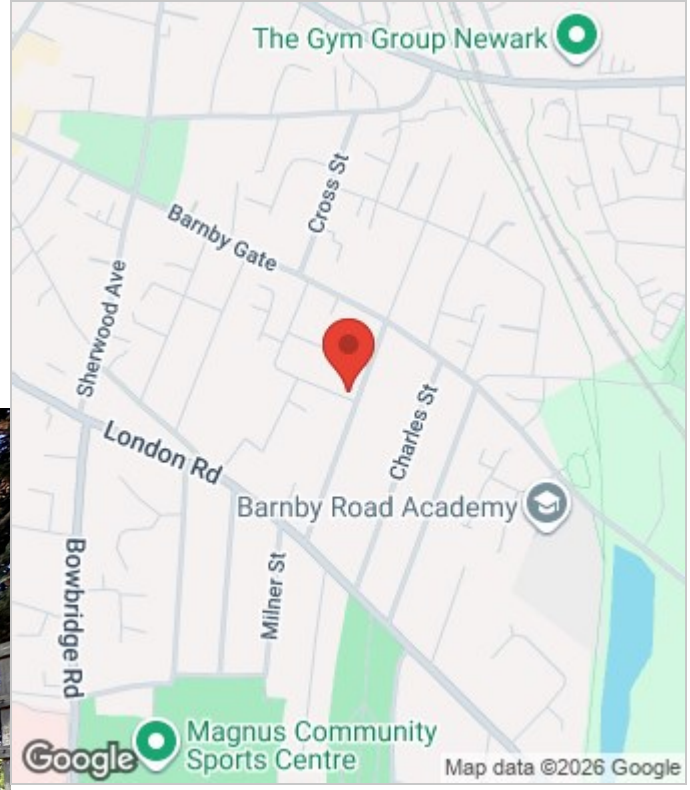
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

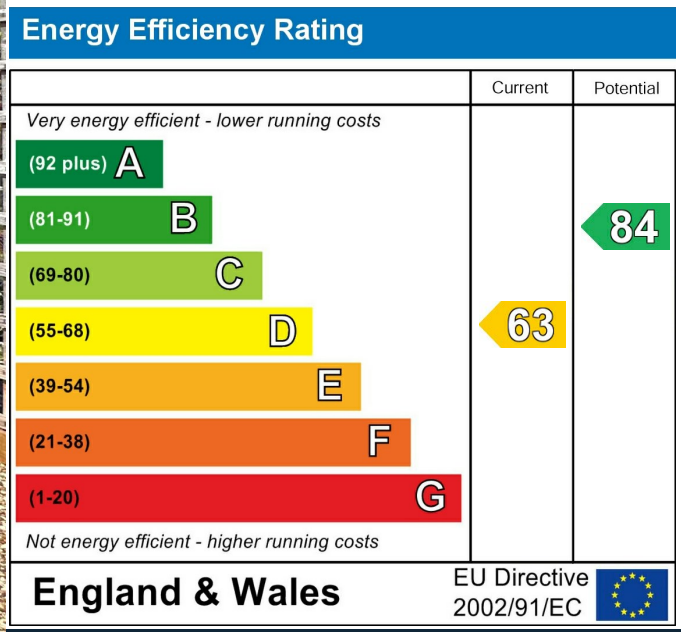
Money Laundering Regulations:

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.





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