

STANLEY STREET

Stanley Street, Newark

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OLIVER REILLY





# Stanley Street, Newark

Guide Price £140,000

- SPACIOUS END TERRACE HOME
- CLOSE TO TOWN CENTRE & MAIN ROADS
- LARGE KITCHEN & FIRST FLOOR BATHROOM
- LOW-MAINTENANCE WALL ENCLOSED COURTYARD GARDEN
- uPVC Double Glazing & Gas Central Heating
- TWO WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED OUTBUILDING & EXTERNAL STORE
- SCOPE TO MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

## CONVENIENCE ON YOUR DOORSTEP...!

This spacious END TERRACE home promises ample living accommodation and a cracking central position, close to an array of amenities and transport links. Boasting walking distance to the Town Centre and both train stations.

This homely and traditional residence occupies an extensive layout, almost reaching 1,000 square.ft. Comprising: Porch, entrance hall, an inner hallway, lounge, LARGE DINING ROOM and an EQUALLY SIZEABLE KITCHEN with integrated storage cupboard.

The first floor landing leads into TWO GREAT SIZED BEDROOMS and a three-piece modern bathroom.

Externally, the property provides a LOW-MAINTENANCE and FULLY ENCLOSED rear courtyard with an integral external store and an additional detached outbuilding, posing great potential!

On street parking is also available, on a first come, first served basis.

Additional benefits include uPVC double glazing and gas central heating, via a modern combination boiler.

Boasting SPACE AND SCOPE TO MAKE YOUR OWN! This perfectly proportioned property holds all the key ingredients to be enhanced accordingly. Marketed with NO ONWARD CHAIN...!!



<b>ENTRANCE HALL:</b>	13'1 x 2'10 (3.99m x 0.86m)
<b>LOUNGE:</b> Max measurements provided.	11'5 x 11'3 (3.48m x 3.43m)
<b>SPACIOUS DINING ROOM:</b>	15'2 x 11'5 (4.62m x 3.48m)
<b>WELL-APPOINTED KITCHEN:</b>	18'7 x 7'1 (5.66m x 2.16m)
<b>FIRST FLOOR LANDING:</b>	7'5 x 5'2 (2.26m x 1.57m)
<b>MASTER BEDROOM:</b>	12'5 x 11'3 (3.78m x 3.43m)
<b>BEDROOM TWO:</b>	13'1 x 7'5 (3.99m x 2.26m)
<b>FIRST FLOOR BATHROOM:</b>	9'8 x 7'5 (2.95m x 2.26m)

### DETACHED OUTBUILDING/ STORE:

Of brick built construction. Accessed via a wooden personal door, with wooden window to the front elevation. Providing excellent external storage space.

### EXTERNALLY:

The property provides a private, enclosed rear courtyard-garden. Predominantly block paved, with an outside tap and external light. Access into the detached outbuilding and integral external store. There are high-level walled 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: 990 Square Ft.

Measurements are approximate and for guidance only.





**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (57)**

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.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Information & Amenities:**

This property is conveniently located on a central street, close to Newark Town Centre. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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.

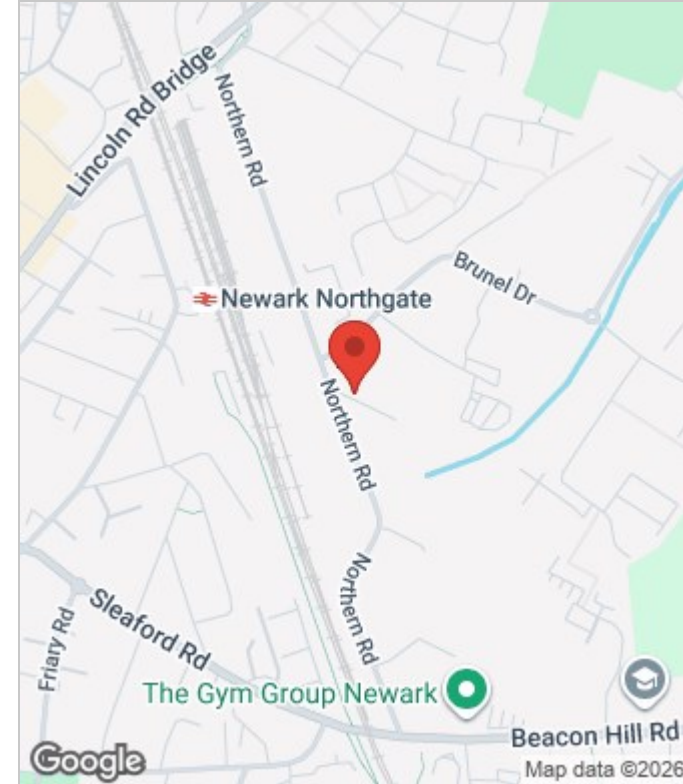
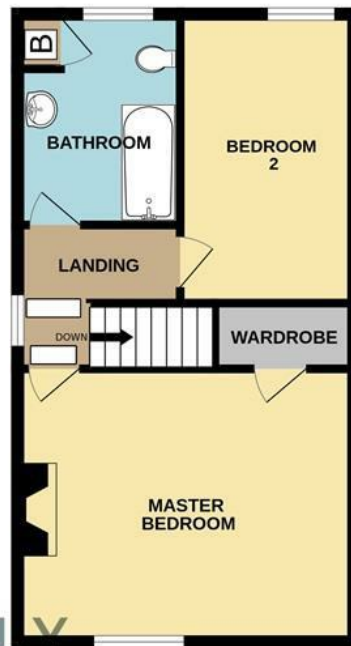




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

