



Albert Street, Newark

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 OLIVER REILLY







# Albert Street, Newark

- EXTENDED CONTEMPORARY TERRACE HOME
- PRIME CENTRAL LOCATION!
- WELL-APPOINTED MODERN KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- TWO SIZEABLE RECEPTION ROOMS
- STUNNING FIRST FLOOR SHOWER ROOM
- COMMUNAL OFF-STREET PARKING TO THE REAR
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

MORE THAN MEETS THE EYE...!

This greatly EXTENDED modern terrace home, occupies a PRIME CENTRAL POSITION within comfortable walking distance to the Town Centre, both popular Train Stations and is enhanced by instant access onto the A46 and A1 corridors. Despite the sizeable single storey addition, the property retains an INSTANTANEOUSLY HOMELY FEELING, which will become apparent from the moment you step inside!

The generous and FREE-FLOWING internal layout comprises: An inviting entrance hall, a well-appointed modern kitchen, LARGE LIVING ROOM with open access into a MULTI-PURPOSE DINING ROOM or secondary reception room. The first floor landing provides TWO DOUBLE BEDROOMS. Both enhanced by FITTED WARDROBES. The icing on the cake has to be the STUNNING CONTEMPORARY SHOWER ROOM! Completed to an very high specification.

Externally, the property enjoys a lovely low-maintenance rear garden. Enjoying an artificial lawn, provision for a large summer house and a range of delightful seating areas, directly accessed from the French doors in the dining room. Communal OFF-STREET PARKING is also available on a first come, first served basis. Accessed via Boundary Court.

Further benefits of this MARVELLOUS MODERN GEM include uPVC double glazing and gas central heating. STEP ONTO THE LADDER... inside this IMPECCABLY MAINTAINED RESIDENCE!.. Promoting the PERFECT PLACE TO CALL HOME!



## Guide Price £170,000



ENTRANCE HALL;	13'3 x 5'7 (4.04m x 1.70m)
WELL-APPOINTED KITCHEN:	10'9 x 6'8 (3.28m x 2.03m)
LARGE LIVING ROOM:	14'8 x 12'8 (4.47m x 3.86m)
Max measurements provided.	
EXTENDED DINING ROOM:	9'8 x 8'8 (2.95m x 2.64m)
FIRST FLOOR LANDING:	5'5 x 5'1 (1.65m x 1.55m )
MASTER BEDROOM:	12'1 x 11'0 (3.68m x 3.35m)
Max measurements provided.	
BEDROOM TWO:	11'1 x 7'4 (3.38m x 2.24m)
STYLISH SHOWER ROOM:	7'2 x 5'1 (2.18m x 1.55m)
OFF-STREET PARKING:	
Off-street parking is available via Boundary Court. Available on a first come, first served basis.	

**EXTERNALLY:**

The front aspect is greeted with a low-level wrought iron personal gate, opening onto a concrete pathway, leading to the front entrance door. The frontage is of low-maintenance. There is access to the gas/electricity meter boxes. There is a low-level walled front boundary and fenced side boundaries. The delightful and LOW-MAINTENANCE rear garden provides an artificial lawn, with provision and hard-standing for a large timber summer house with external light. There are fully fenced side and rear boundaries. A wooden rear personal access gate opens onto a shared passageway, which gives access to the front of the property and to the rear. Leading down to a communal car park, accessed from Boundary Court.





#### 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: 678 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 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. 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.

#### 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.

#### 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.

#### 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.

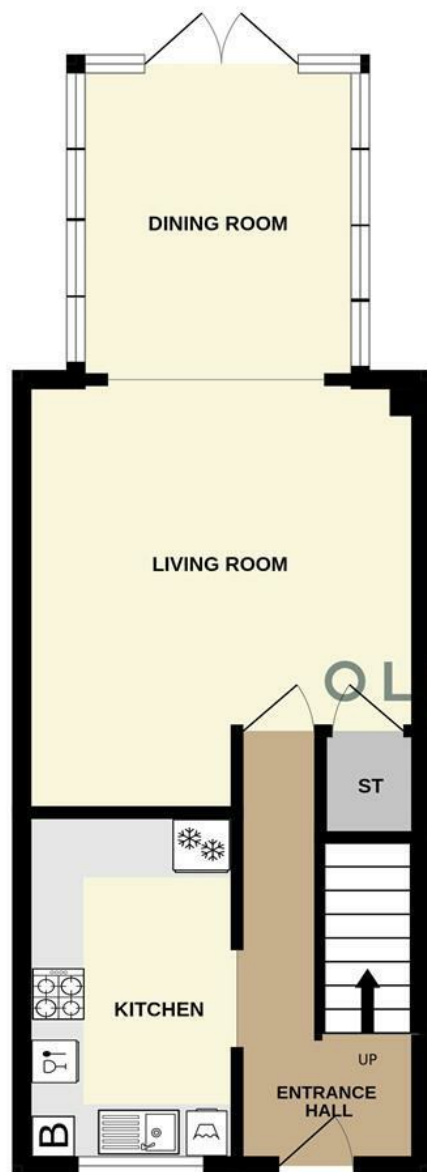




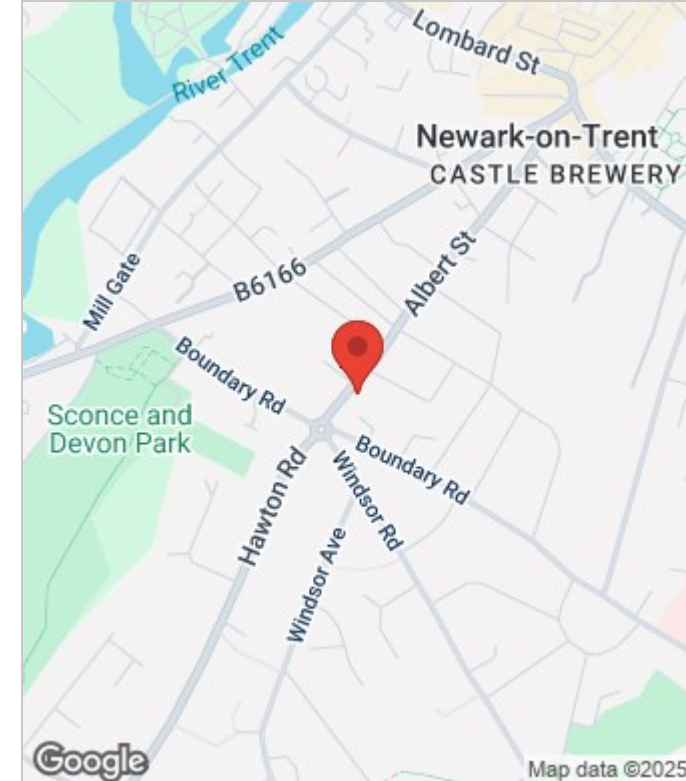
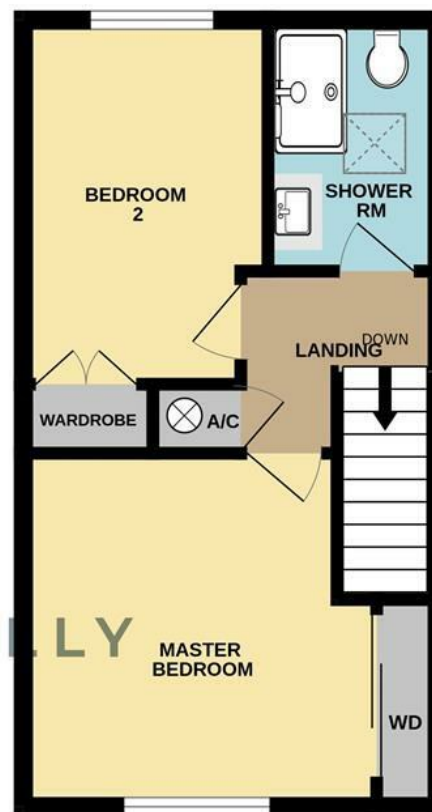




GROUND FLOOR



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 2002/91/EC	