Pavilion Mews, Newark

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OLIVER REILLY

Pavilion Mews, Newark

Guide Price £190,000 - £200,000

- SUPDRB MODERN TERRACE HOME
- POPULAR & CONVENIENT LOCATION
- GROUND FLOOR W.C & FIRST FLOOR BATHROOM
- BLOCK PAVED DRIVEWAY
- STYLISH CONTEMPORARY DESIGN
- TWO DOUBLE BEDROOMS
- LOVELY LOUNGE & FABULOUSL-SHAPED DINING KITCHEN
- ENCLOSED LOW-MAINTENANCE GARDEN
- CLOSE TO TOWN CENTRE& AMENITIES
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING. Tenure: Freehold. EPC 'B'

Guide Price: £190,000 - £200,000. CONTEMPORARY COMFORT & CONVENIENCE!

This impressive modern home is sure to make an impact from the moment you step inside. Offering a practical layout,TWO DOUBLE BEDROOMS and a sleek, stylish contemporary finish, ready to become your next home!

Constructed in 2022 and still benefiting from its remaining LABC warranty, the property forms part of a well-maintained development designed for MODERN LOW-MAINTENANCE LIVING! With striking contemporary features throughout, the home combines attractive presentation with everyday practicality. Its convenient position also provides easy access to the local leisure centre and YMCA Village coffee shop, making it an ideal choice for those seeking a modern lifestyle in a well-connected setting.

The well-proportioned accommodation comprises: Welcoming entrance hall, a lovely lounge SPACIOUS L-SHAPED DINING KITCHEN- Featuring a range of integrated appliances, while French doors open directly onto the paved seating area. There is also convenient internal access to a ground floor W.C.

The first-floor landing provides access to TWO EXCELLENT DOUBLE BEDROOMS, along with a FABULOUS CENTRALLY POSITIONED BATHROOM.

Externally, the property continues to impress. A block-paved driveway provides off-road parking to the front, with visitor parking also available. The fully enclosed rear garden offers a low-maintenance outdoor space, complete with a paved seating area. Ready for you to add your own personality, it provides an ideal setting for relaxing or entertaining.

Further benefits include uPVC double glazing, gas central heating, an alarm system, complementary oak internal doors and a convenient location close to the town centre and major road links.

WELCOME TO YOUR NEXT CHAPTER! Sleek, stylish and ready to move into, this attractive home offers an excellent opportunity to enjoy comfortable, low-maintenance living in a delightful modern-day setting.

ENTRANCE HALL: 5'3 x 4'3 (1.60m x 1.30m)

LOVELY LOUNGE: 13'8 x 10'9 (4.17m x 3.28m)
Max measurements provided.

DINING KITCHEN: 14'3 x 12'4 (4.34m x 3.76m)
Providing an integrated electric oven with four ring gas hob over. An integrated dishwasher, fridge freezer and washing machine. Access to the 'WORCESTER' gas combination boiler. Max measurements provided.

GROUND FLOOR W.C: 4'9 x 3'4 (1.45m x 1.02m)

FIRST FLOOR LANDING: 6'8 x 3'8 (2.03m x 1.12m)

MASTER BEDROOM: 14'3 x 9'10 (4.34m x 3.00m)

BEDROOM TWO: 14'3 x 9'1 (4.34m x 2.77m)

STYLISH BATHROOM: 6'8 x 6'7 (2.03m x 2.01m)

EXTERNALLY:

This attractive contemporary terrace home enjoys a pleasant residential position and is approached via a shared block-paved driveway, with well-established hedging and gravelled boards.

The property benefits from an independent and private block-paved driveway, complemented by neatly planted borders and a small paved pathway leading to the composite front entrance door. There is also external lighting and concealed access to the gas meter.

To the rear, the well-appointed garden has been designed for minimal maintenance and maximum enjoyment. Predominantly laid to lawn, it features a delightful paved seating area with gravel borders, also accessed via the uPVC double glazed French doors in the dining kitchen. A paved pathway extends to the bottom of the garden. A personal wooden pedestrian gate provides access to a shared passageway, which in turn leads to the front of the property. There is an outside tap, external wall lighting, fully fenced side and rear boundaries.

Approximate Size: 735 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'HIVE' system, an alarm system 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Management Charges:

This property is subject to a management charge for maintenance of the immediate development. This is currently £125 a year. Please speak to the selling agent for further information.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B' (83)

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.

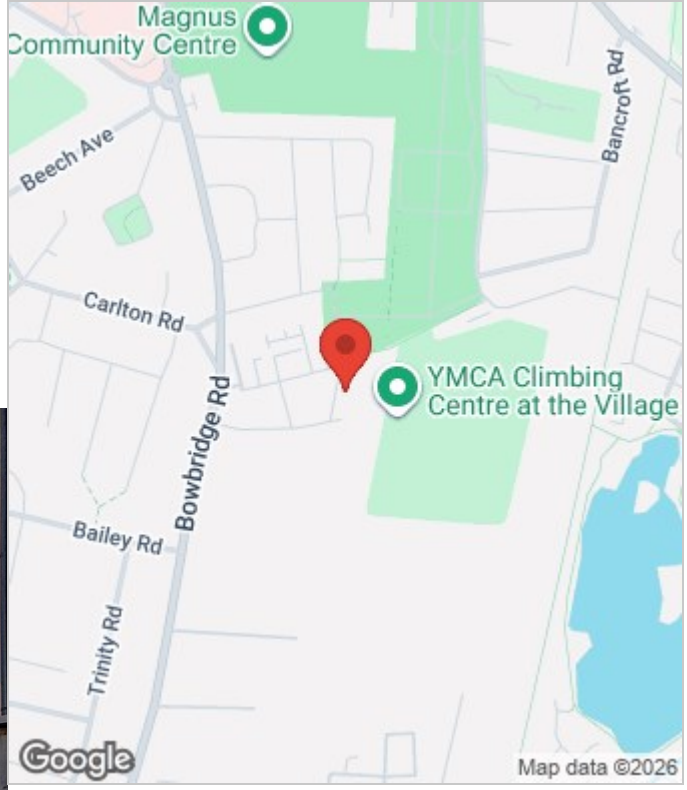
Local Information & Amenities:

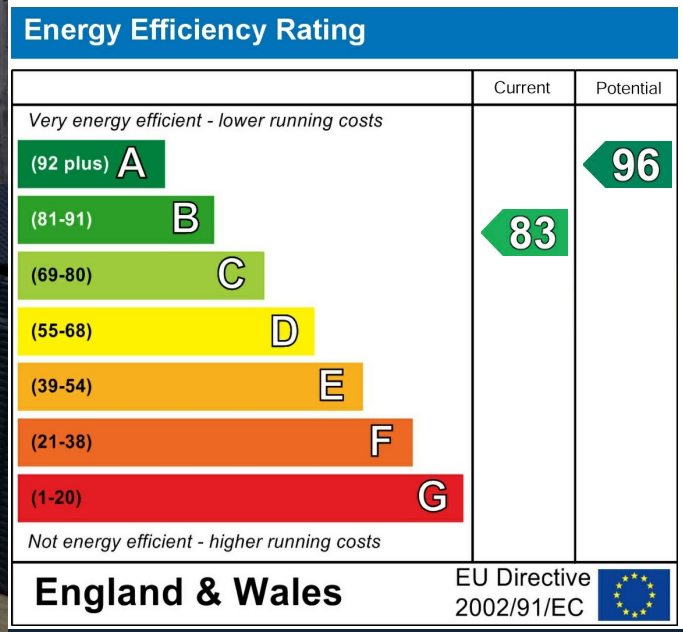
This property is conveniently located in a popular residential location, within close proximity to the local YMCA leisure centre and potential walking distance to the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being 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 marketplace 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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