



The Croft, Sherwood Avenue, Newark

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 OLIVER REILLY



# The Croft, Sherwood Avenue, Newark

Asking Price: Guide Price

£160,000 - £170,000

- Spacious Semi-Detached Home
- Two DOUBLE Bedrooms
- Two Shower Rooms
- Kitchenette, Shower Rm & Conservatory
- Replacement Roof & MODERN Boiler
- Prime Central Location
- Two Reception Rooms
- Separate Self-Contained Annexe
- Delightful Enclosed Rear Garden
- Viewing ESSENTIAL: Tenure: Freehold: EPC 'E'

GUIDE PRICE £160,000 - £170,000. DO NOT BE DECIEVED..... THERE'S MORE THAN MEETS THE EYE...!

TWO BEDROOMS. TWO RECEPTION ROOMS. TWO SHOWER ROOMS & A SELF-CONTAINED ANNEXE..!!

Take a look at this highly individual and generously proportioned semi-detached residence, tucked away with a quiet yet central residential location, within comfortable walking distance into the heart of Newark Town Centre, with excellent amenities and transport links on-hand. Including a MAINLINE LINK to LONDON KINGS CROSS STATION. This former Police house has been significantly improved by the current owner, to provide a warm, welcoming and modern design, that can be appreciated immediately. The property benefits from a MODERN CENTRAL HEATING SYSTEM (Installed March 2022) and a NEW ROOF, replaced in the last 2 years. The property's accommodation comprises: Inviting entrance hall, lounge, separate dining room (currently utilized as a ground floor bedroom), sizeable dining kitchen and a ground floor shower room with separate W.C. The first floor hosts TWO DOUBLE BEDROOMS and an additional shower room. Externally the property enjoys a delightful enclosed rear garden, with access into a SELF-CONTAINED ANNEXE SPACE, which enjoys a sizeable conservatory with glass roof, functional living space with power, lighting and a fitted kitchenette, along with a separate three-piece shower room. Further benefits of this attractive home include majority uPVC double glazing throughout (except the ground floor shower room window) and gas central heating. MAKE A MOVE... and STEP INSIDE... Too fully appreciate this volume of space and versatility on offer!



<b>Entrance Hall:</b>	11'5 x 5'9 (3.48m x 1.75m)
<b>Lounge:</b> Housing a feature fireplace with inset gas fire, with raised hearth and decorative surround.	11'4 x 12'4 (3.45m x 3.76m)
<b>Dining Room:</b>	12'3 x 11'9 (3.73m x 3.58m)
<b>Breakfast Kitchen:</b> Max Measurement's Provided. Width reduces to 6'4 ft (1.93m)	18'0 x 9'6 (5.49m x 2.90m )
<b>Ground Floor Shower Room:</b>	4'6 x 3'6 (1.37m x 1.07m)
<b>Ground Floor W.C:</b>	4'4 x 3'6 (1.32m x 1.07m)
<b>First Floor Landing:</b>	6'6 x 2'6 (1.98m x 0.76m)
<b>Master Bedroom:</b> A GENEROUS double bedroom with cast iron feature fireplace and a large over-stairs storage cupboard.	15'6 x 11'4 (4.72m x 3.45m)
<b>Bedroom Two:</b>	12'3 x 11'9 (3.73m x 3.58m)
<b>First Floor Shower Room:</b>	9'3 x 6'5 (2.82m x 1.96m)

**Self-Contained Annexe:**  
This is detached from the property. Providing a conservatory to the side aspect, with uPVC double glazed French doors opening into a functional space with power and lighting, with a fitted kitchenette and access into a shower room. This space could be used for a wide variety of individual purposes.





**Annexe: Conservatory:** 10'10 x 8'7 (3.30m x 2.62m)  
Of part brick and uPVC construction with a pitched clear-glass roof. Providing two sets of uPVC double glazed French Doors. One out into the garden and the second into the annexe living space.

**Annexe: Living/Dining Area:** 14'0 x 16'0 (4.27m x 4.88m)  
Max Measurement's Provided.

**Shower Room:** 6'8 x 6'2 (2.03m x 1.88m)

**Parking Arrangements:**  
The is 'residents only' parking available within 'The Croft'. Despite no allocated parking spaces, there are ample off street parking opportunities available.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern fitted combination boiler. Installed in March 2022 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.**

**Approximate Size: 951 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the annexe space. This is approximately 329 square ft.

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

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'E'**  
Please note this EPC certificate was recorded prior to a new central heating system and new roof.

#### 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:

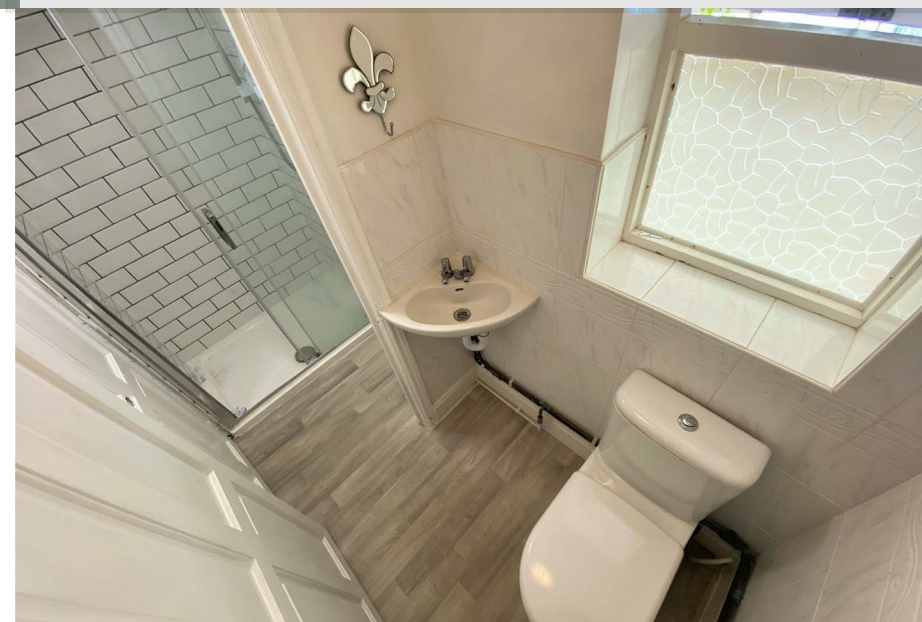
Strictly by appointment only through the agent. AVAILABLE 7-DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### 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.

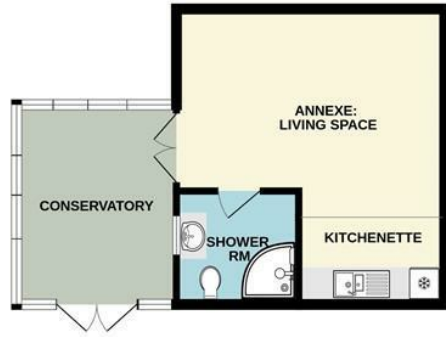
#### Draft Details- Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

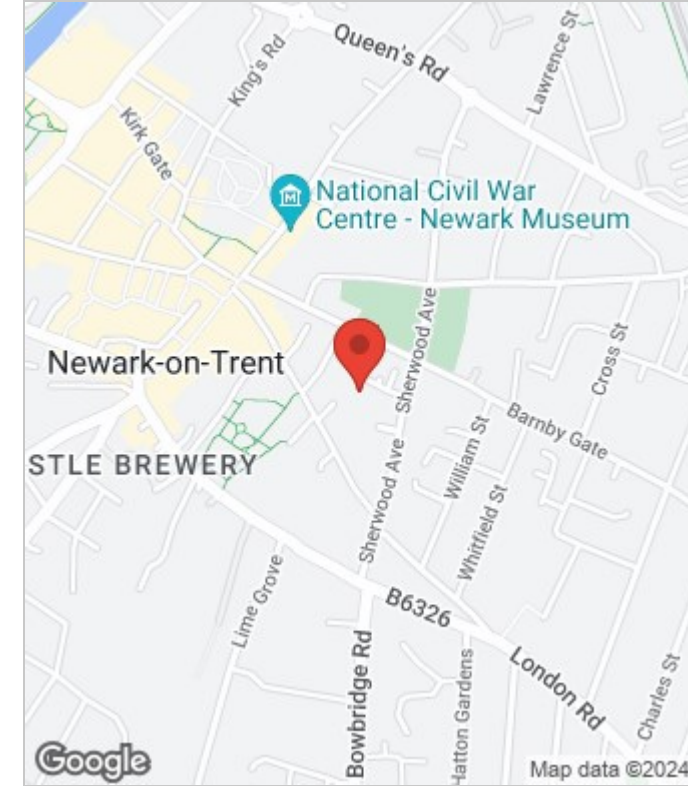




GROUND FLOOR



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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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	