



Vernon Street, Newark

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OLIVER REILLY



# Vernon Street, Newark

- SPACIOUS TERRACE HOME
- PRIME CENTRAL LOCATION
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- WALKING DISTANCE TO TOWN CENTRE
- uPVC Double Glazing & Gas Central Heating
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LOW-MAINTENANCE GARDEN
- IDEAL FIRST TIME HOME OR INVESTMENT
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price £110,000 - £120,000. GET YOUR FOOT ON THE PROPERTY LADDER...!

This is a perfect opportunity to acquire a sizeable yet traditional two DOUBLE BEDROOM terrace home. Situated in a PRIME CENTRAL LOCATION!... In close proximity to Newark Town Centre. Surrounded by a vast range of amenities and excellent transport links. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

This well-maintained residence is neutrally decorated throughout. Presented to a great standard that allows you to MOVE STRAIGHT IN and MAKE YOUR OWN MARK!

This well-proportioned home is crying out for you to inject your own personality. The internal accommodation comprises: lounge, separate dining room and a fitted kitchen.

The first floor boasts TWO DOUBLE BEDROOMS. Both enhanced by FITTED WARDROBES. The master bedroom leads into a large and modern en-suite bathroom.

Externally, the property provides a well-appointed, manageable rear garden. Equally providing scope for you to adapt and enhance!

Further benefits of this CONVENIENT CENTRAL HOME include uPVC double glazing and gas central heating, via a combination boiler.

Promising a great first home or investment purchase. SET YOUR SIGHTS and turn this house into YOUR HOME! Marketed with NO ONWARD CHAIN!



Guide Price £110,000



|                             |                              |
|-----------------------------|------------------------------|
| <b>LOUNGE:</b>              | 11'3 x 10'10 (3.43m x 3.30m) |
| <b>DINING ROOM:</b>         | 11'2 x 10'10 (3.40m x 3.10m) |
| <b>KITCHEN:</b>             | 11'2 x 5'4 (3.40m x 1.63m)   |
| <b>FIRST FLOOR LANDING:</b> | 2'7 x 2'6 (0.79m x 0.76m)    |
| <b>MASTER BEDROOM:</b>      | 14'6 x 11'3 (4.42m x 3.43m)  |
| Max measurements provided.  |                              |
| <b>EN-SUITE BATHROOM:</b>   | 9'1 x 7'7 (2.77m x 2.31m)    |
| <b>BEDROOM TWO:</b>         | 11'3 x 10'9 (3.43m x 3.28m)  |

## EXTERNALLY:

The property occupies an excellent central location. The well-appointed rear garden is laid to lawn with hard-standing for a garden shed, a low-level wall and personal gate onto a paved pathway with external light. PLEASE NOTE: There is a right of access across the properties boundary, via one neighbouring home to the right hand side. This leads onto a shared passageway, via a wooden personal gate, shared for three homes, leading out to the front of the property.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'GLOW-WORM' combination boiler 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: 703 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: 'D' (60)**

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 in a highly sought after residential location, within 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 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.

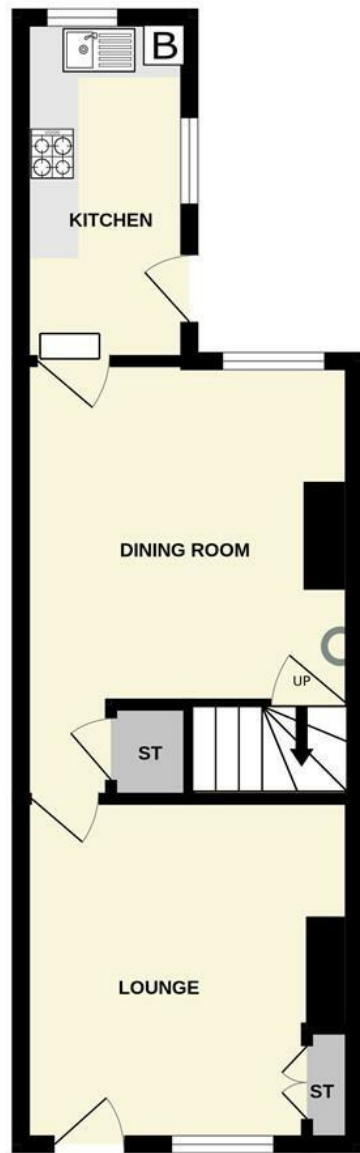
#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents 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>                          |                            | <b>85</b>                                                                             |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>60</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<br>2002/91/EC |  |