



Gladstone Road, Newark

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OLIVER REILLY



Gladstone Road, Newark

- Superb Semi-Detached Home
- Popular Central Location
- Spacious Dining Kitchen
- Garage & Gated Driveway
- NO ONWARD CHAIN
- Significantly EXTENDED Layout
- Three Generous Reception Rooms
- Well-Appointed Private Garden
- High Degree Of Potential
- Tenure: Freehold EPC 'E'

Guide Price £240,000 - £250,000



Guide Price: £240,000 - £250,000. YOUR NEXT MOVE AWAITS... ONE TO MAKE YOUR OWN...!! You're in for a treat.... This superbly EXTENDED semi-detached 1930's 'Vickers's built home is pleasantly positioned within ease of access into Newark Town Centre, surrounded by a host of excellent local amenities, schools and transport links, close to the A46 and A1. This extremely well-maintained home prides itself on impeccable internal presentation, boasting an extensive layout, particularly to the ground floor. Enjoying a highly adaptable layout, with excellent scope to adapt, improve and make your own! The property stands on an enviable plot with equally appealing accommodation, comprising: Entrance porch, inner entrance hall, lounge, breakfast room with open access through to a fitted kitchen, spacious sitting room with open archway through to a separate dining room. The first floor landing leads into THREE WELL-PROPORTIONED BEDROOMS and a three-piece bathroom. Externally, you're greeted by a low-maintenance frontage, with gated driveway and access into a detached single garage, providing power and lighting. The well-appointed rear garden provides a high-degree of privacy, primed and ready for a purchaser (s) to inject their own personality. Further benefits of this attractive family home include uPVC double glazing throughout and gas central heating. Promoting PURE POTENTIAL, inside and out, this terrific family home is sure to tick all the long-term boxes. Marketed with NO ONWARD CHAIN !!

Entrance Porch: 5'6 x 2'6 (1.68m x 0.76m)
Accessed via a secure uPVC double glazed entrance door. Providing tiled flooring and access into the inner entrance hall, via an aluminum external door.

Inner Entrance Hall: 13'8 x 7'5 (4.17m x 2.26m)
Providing carpeted flooring, stairs rising to the first floor, wall mounted alarm control panel and central heating thermostat. Beautiful retained stained glass windows to the front aspect, either side of the entrance door. Access into the breakfast room, sitting room and lounge;

Lounge: 12'3 x 11'1 (3.73m x 3.38m)
A lovely reception room with carpeted flooring, central feature fireplace housing an inset coal effect electric fire with a raised hearth and surround. PIR alarm sensor, central ceiling light fitting and uPVC double glazed window to the front aspect.

Breakfast Room: 9'8 x 6'10 (2.95m x 2.08m)
Providing tiled flooring, a central ceiling light fitting, PIR alarm sensor, uPVC double glazed window to the side elevation with a secure uPVC double glazed side external door, giving access to the detached garage and into the rear garden. Walk-in under stairs storage cupboard provides carpeted flooring, a light fitting, obscure uPVC double glazed window to the side elevation and access to the electrical RCD consumer unit. Providing excellent storage space. Open access leads from the breakfast room into the kitchen;

Kitchen: 11'10 x 7'3 (3.61m x 2.21m)
Providing continuation of the tiled flooring. Benefitting from a vast range of fitted wall and base units with work surfaces over and floor to ceiling tiled splash backs. Integrated medium height electric oven, separate five ring gas hob with extractor fan above. Provision for an under counter fridge, freezer and dishwasher. Plumbing/ provision for an under counter washing machine. Central ceiling light fitting, access to the wall mounted gas fired boiler and uPVC double glazed window to the rear elevation.

Sitting Room: 13'3 x 11'5 (4.04m x 3.48m)
A lovely reception room with carpeted flooring. Central feature fireplace houses an inset electric fire with raised hearth and surround. Five wall mounted light fittings and a central ceiling light fitting. Single glazed wooden internal window into the breakfast room. Open archway leads into the dining room.

Dining Room: 11'2 x 9'8 (3.40m x 2.95m)
A further sizeable reception room with carpeted flooring, serving hatch into the kitchen, two wall mounted light fittings and a central ceiling light fitting. uPVC double glazed French doors open out into the well-appointed rear garden.

First Floor Landing: 6'10 x 3'8 (2.08m x 1.12m)
Providing carpeted flooring, uPVC double glazed window to the side elevation and access into the bathroom and all well-proportioned three bedrooms. Max measurements provided.





Master Bedroom:

13'3" x 11'5" (4.04m x 3.48m)
A generous DOUBLE bedroom with carpeted flooring, fitted wardrobe and uPVC double glazed window to the rear elevation, overlooking the private rear garden.

Bedroom Two:

12'3 x 9'1 (3.73m x 2.77m)
A further DOUBLE bedroom with carpeted flooring, extensive fitted wardrobes and uPVC double glazed window to the front elevation. Max measurements provided up to fitted wardrobes. Bedroom measures 11'5 ft. (3.48m) in width, without the wardrobes.

Bedroom Three:

8'8 x 7'5 (2.64m x 2.26m)
A well-proportioned single bedroom with carpeted flooring, small fitted over stairs storage cupboard and uPVC double glazed window to the front elevation.

First Floor Bathroom:

9'4 x 6'10 (2.84m x 2.08m)
Providing wood effect vinyl flooring, a low level W.C, pedestal wash hand basin with chrome taps, corner fitted bath with chrome mixer tap and overhead showering facility. Large fitted airing cupboard with sliding doors. Obscure uPVC double glazed window to the rear elevation.

Detached Single Garage:

18'9 x 9'6 (5.72m x 2.90m)
Of concrete construction, with a pitched roof and manual up/ over garage door. Providing power and lighting, with a window to the rear elevation and secure right side personnel door.

Externally:

The front aspect provides dropped kerb vehicular access onto a low-level gated part paved and part gravelled driveway. Allowing off-street parking for multiple vehicles. There is access into the detached single garage. There is a personnel low-level wrought iron front gate, with paved pathway leading to the front entrance porch. There are walled side and front boundaries. A secure wrought-iron access gate leads into the well-appointed, private rear garden. Predominantly laid to lawn with side borders, a central concrete pathway, provision for a garden shed and green house. There is an external light, outside tap and access to the concealed gas meter. There are fully fenced 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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 1,123 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E'

Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.5 miles away). The property is positioned on a highly sought after street, 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.

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.

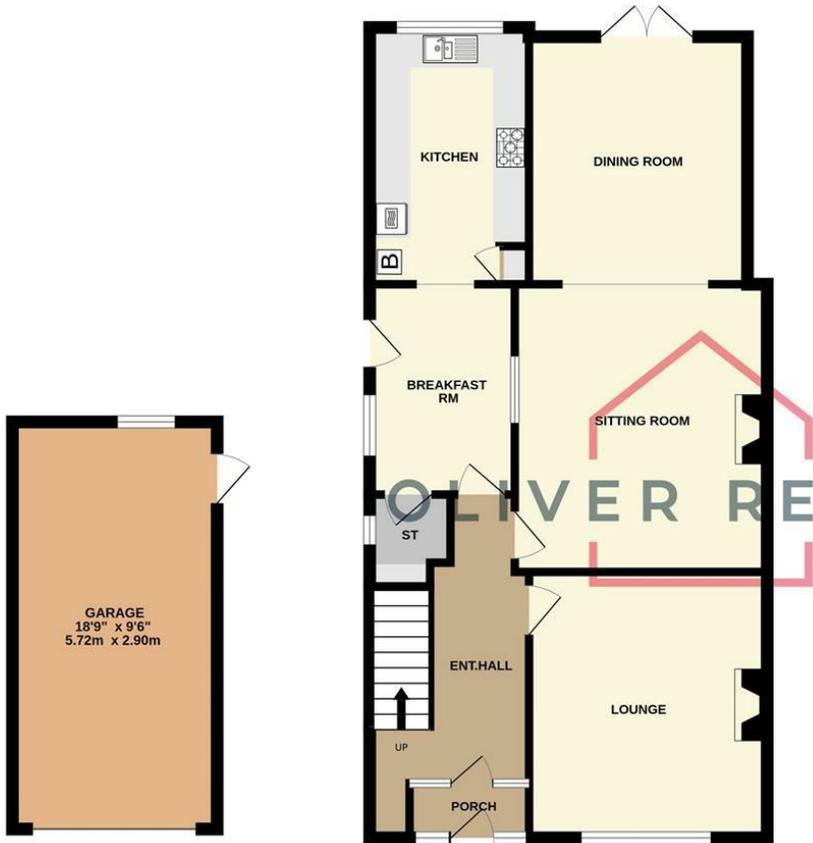
Draft Details-Awaiting Approval:

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.

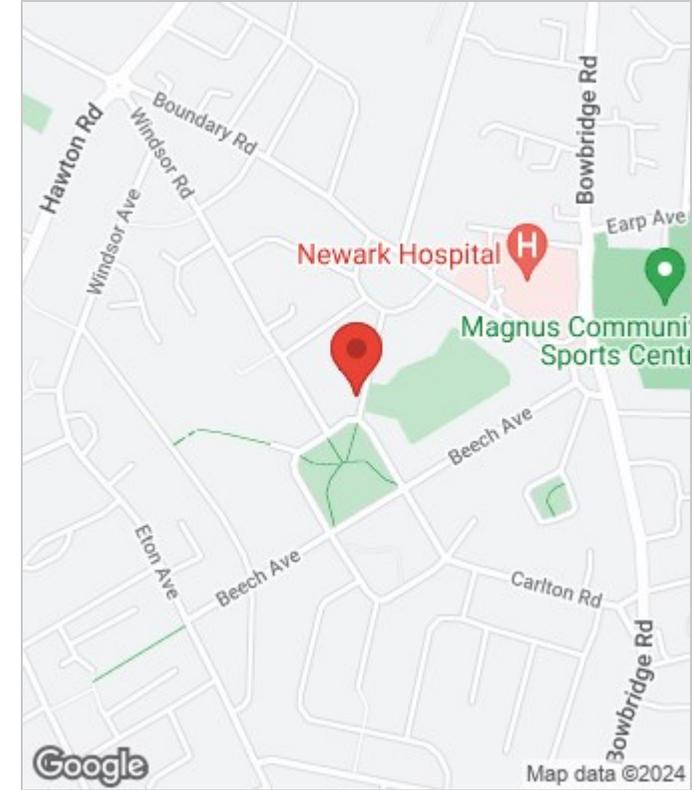




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	