
The Tryst, Newark
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OLIVER REILLY


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The Tryst, Newark

Asking Price: £160,000

- LOVELY END TERRACE HOME
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- SIZEABLE DINING KITCHEN
- DRIVEWAY FOR UP TO TWO VEHICLES & VISITOR PARKING
- EXCELLENT CONDITION! A MUST VIEW!
- TWO BEDROOMS
- DELIGHTFUL LOUNGE WITH BESPOKE CARPENTRY
- ATTACHED GARAGE WITH POWER & LIGHTING
- ATTRACTIVE LOW-MAINTENANCE COURTYARD GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

A LOVELY HOME, READY FOR ITS NEXT CHAPTER! *AVAILABLE WITH NO CHAIN*

Welcome to this BEAUTIFULLY MODERNISED TWO-BEDROOM END-TERRACE HOME! Offering an attractive combination of style, comfort and practicality, this delightful property is ready to move straight into! Presenting an excellent opportunity for first-time buyers, downsizers or anyone seeking a stylish, low-maintenance home they can enjoy from day one!

Pleasantly positioned at the head of a peaceful residential cul-de-sac, this charming home enjoys a wonderful sense of privacy while remaining within easy walking distance of Newark Town Centre and its excellent range of amenities. Newark North Gate Train Station is also conveniently accessible, providing a DIRECT RAIL LINK TO LONDON KING'S CROSS! Perfect for commuters and those seeking excellent transport connections!

STEP INSIDE & discover a thoughtfully modernised interior, designed with everyday comfort and easy living in mind. The well-proportioned accommodation comprises: Welcoming lounge, enhanced by attractive bespoke fitted carpentry. The well-appointed dining kitchen provides a further inviting space, with French doors opening directly onto the delightful courtyard garden.

The first floor hosts TWO BEDROOMS, including a generous master bedroom benefiting from extensive fitted storage cupboards, alongside a three-piece family bathroom.

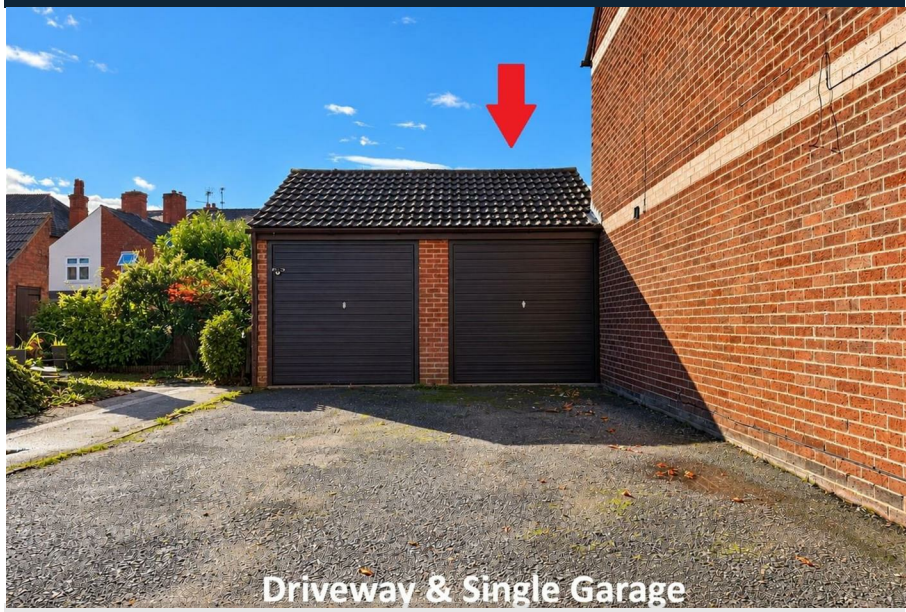
Externally, this wonderful home continues to impress! A private driveway provides OFF-STREET PARKING FOR MULTIPLE VEHICLES (depending on vehicle size) and leads to a highly practical ATTACHED GARAGE, complete with power, lighting and a useful utility area. Additional residents parking is also available.

To the rear, the charming, enclosed courtyard garden offers a peaceful and private outdoor retreat. Designed with MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT in mind!

COULD THIS BE THE ONE? This is an excellent opportunity to take the next step on the property ladder! Promising MODERN LIVING WITH PLENTY TO LOVE!







Driveway & Single Garage

LOVELY LOUNGE: 13'7 x 12'5 (4.14m x 3.78m)
Max measurements provided.

DINING KITCHEN: 13'6 x 7'7 (4.11m x 2.31m)

FIRST FLOOR LANDING: 5'9 x 3'5 (1.75m x 1.04m)
With loft hatch access point- Providing boarding for useful storage.

MASTER BEDROOM: 13'6 x 11'1 (4.11m x 3.38m)
Max measurements provided.

BEDROOM TWO: 9'3 x 7'5 (2.82m x 2.26m)

BATHROOM: 5'8 x 5'6 (1.73m x 1.68m)

ATTACHED SINGLE GARAGE: 16'6 x 8'3 (5.03m x 2.51m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting, partially boarded and useful over-head eaves storage space. Fitted range of useful base units with laminate roll-top work surfaces over. Plumbing/ provision for a washing machine/ tumble dryer. Consumer unit and a wooden pedestrian door, opening into the enclosed courtyard garden.



EXTERNALLY:

This WELL-MAINTAINED MODERN END-TERRACE HOME enjoys a pleasant position within a peaceful yet conveniently located residential cul-de-sac, situated on the edge of the town centre.

The property is approached via a small block-paved pathway, leading to a welcoming front entrance porch, complete with a sloping tiled roof, tiled flooring and an external wall light. The frontage is thoughtfully designed for ease of maintenance, featuring a neat gravelled area with discreetly concealed gas and electricity meter boxes. There is a communal carpark in front of the house, which has a right of access for a vehicle to park, associated with this property.

To the left-hand side of the property, a GENEROUS MULTI-VEHICLE DRIVEWAY (depending on vehicle size) provides ample off-street parking and leads to a useful ATTACHED BRICK-BUILT GARAGE. The driveway also provides convenient access through to the DELIGHTFULLY ENCLOSED, LOW-MAINTENANCE COURTYARD GARDEN. This charming outdoor space is extensively paved, complemented by decorative gravelled sections. Fully enclosed fencing to the right-hand side and rear enhances the sense of seclusion, creating a WONDERFULLY PRIVATE OUTDOOR RETREAT, ideal for relaxing, entertaining and enjoying the warmer months with minimal upkeep.

Approximate Size: 540 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 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.

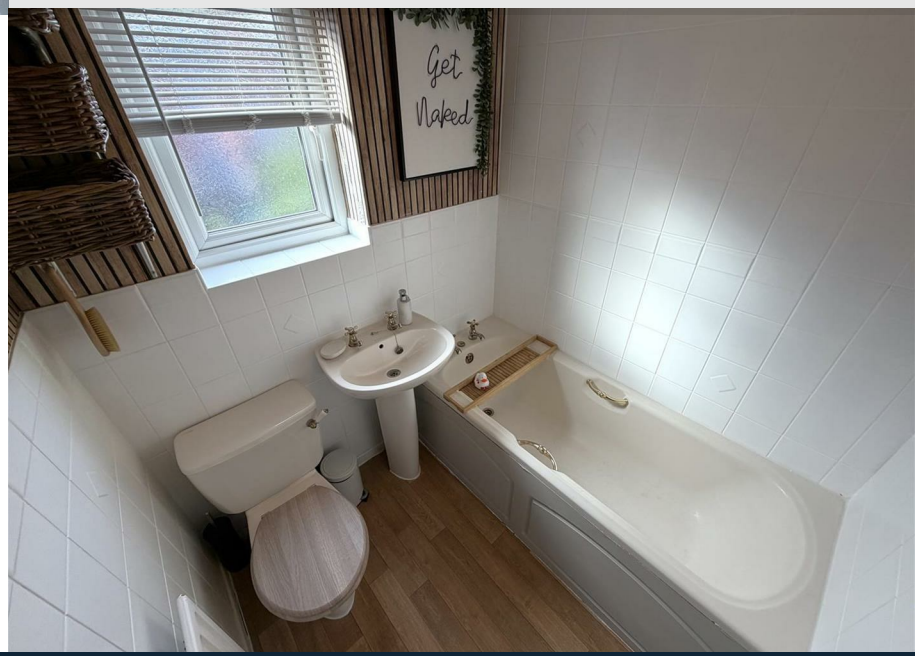
Local Authority:

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, 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 on a sought after & central cul-de-sac, in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. There is also access to Lincoln and Nottingham via Newark Castle station.

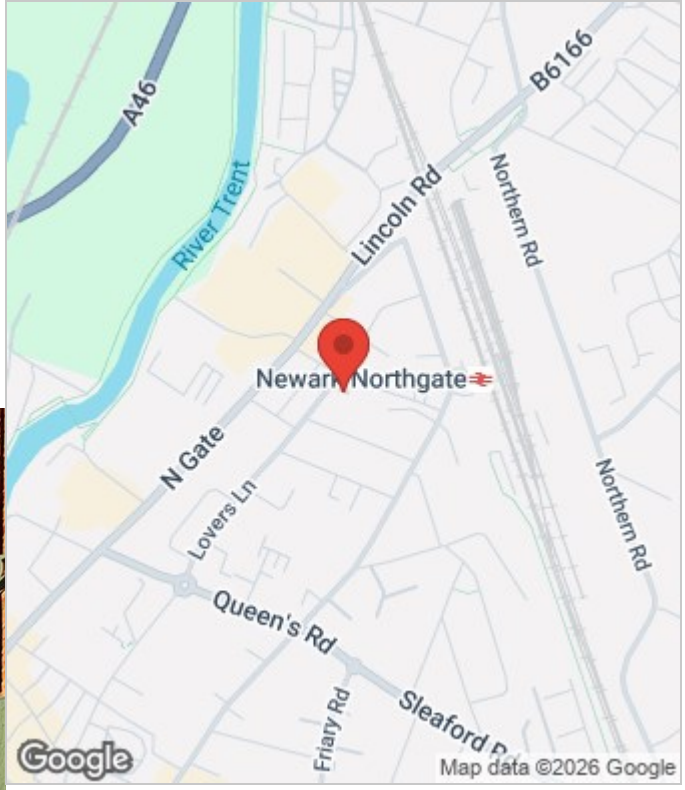


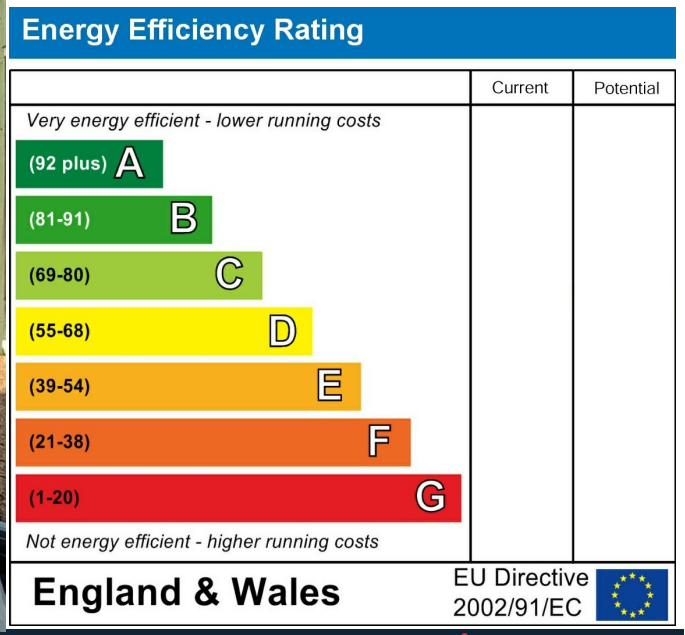
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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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