

2 Bed Semi-Detached In Hill Vue Gardens , Newark, NG24 1PH

£745 Monthly







## SHORT DESCRIPTION

Property Ref: 16233 This is a mid 1990s, unfurnished, two-bedroom, semi-detached property, situated in a pleasant location, within easy access of both Newark town centre and Northgate station, and a five-minute walk to Barnby Road Academy School. The driveway at the front of the property offers ample space for the parking of two cars, while the lawned back garden is not overlooked from the rear as it backs onto the Sustrans cycle track, with the railway beyond. Downstairs there is a large lounge (5.56m x 3.15m), which was newly carpeted in 2021, with patio doors opening onto the garden; a kitchen with built-in electric oven and gas hob (with extractor fan above), a range of wall and base units and space for fridge-freezer; and WC. Upstairs there are two bedrooms and a family bathroom with pedestal basin, low-level WC and panelled bath with shower over. In addition to the lawned garden at the back, there is a patio area to the side of the property, sufficient for a garden table and chairs. There is also a garden shed with power and lighting. In 2019, I (the current owner) made two important enhancements with a view to improving energy efficiency and comfort in the property. A new heating system was installed, run from a Glow-worm Energy 30c boiler, one of the UK's most energy-efficient and compact boilers. All eight windows in the property were replaced by the latest uPVC, double-glazed windows from Anglian. Saving tenants money on energy bills and keeping them comfortable matters to me as a landlord. Ideally, I am seeking a tenant(or tenants) wishing to commit to a longer-term tenancy, in return for which I will guarantee NO INCREASE in rent for the first two years. At the start of a third year of tenancy, the rent will increase by the then rate of CPIH inflation. Accommodation Upon entering the part double glazed front door, this leads into: Entrance Hallway (2.39m x 1.35m) (maximum measurements). The entrance hallway has carpeted stairs (with handrail) rising to the first floor, with a uPVC double glazed window to the side-front aspect in the stairwell. There is a wired smoke alarm, a ceiling light fitting, a single panel radiator, vinyl flooring, and doors into the kitchen, WC-cloakroom, and the lounge. Lounge (5.56m x 3.15m). The spacious lounge has a uPVC double glazed window to the front aspect, and wooden double glazed patio doors opening out to the rear garden. There is carpeted flooring, two ceiling light fittings, a double panel radiator, television and telephone points and four electric sockets. Kitchen (2.39m x 2.36m) The kitchen is fitted with a range of light wood effect wall and base units, with roll edge work surfaces. There is a four ring gas hob inset to the work surface with a built in extractor fan over, and an electric built in oven below, a stainless steel sink and draining board with a mixer tap and a uPVC double glazed window over the sink area to the front garden aspect. A perfectly-working Beko washing machine has been left by the previous tenant and can be kept or removed according to requirements, but is not part of the letting agreement. There is space for an upright fridge-freezer. A wall mounted Glow-worm Energy gas combination boiler provides heating and hot water. The room has a carbon monoxide detector, a ceiling light fitting and a single panel radiator. WC-Cloakroom (1.93m x 1.27m) The cloakroom is fitted with a low level WC, and a ceramic wall hung hand wash basin. There is a uPVC obscured double glazed window overlooking the rear garden, a single panel radiator and a ceiling light fitting. First Floor Landing The staircase rises from the entrance hallway to the first floor landing, where there is a uPVC double glazed window overlooking the rear garden, a double panel radiator, access to the insulated loft space, a wired smoke alarm, a ceiling light fitting and a built in storage cupboard with shelves. Doors lead into both bedrooms and the bathroom. Bedroom One (3.60m x 3.17m) A generous double bedroom with a uPVC double glazed window to the front aspect, a double panel radiator, carpeted flooring (matching that on the stairs, landing and second bedroom) and a ceiling light fitting. Bedroom Two (3.66m x 2.59m) This bedroom has a uPVC double glazed window to the front aspect, a single panel radiator, carpeted flooring (matching that on the stairs, landing and first bedroom), a ceiling light fitting and a television point. Bathroom (2.01m x 1.85m) The bathroom is fitted with a panelled bath with a mixer tap and integrated shower attachment, a low level WC, and a pedestal hand wash basin. There is also a single panel radiator, a ceiling light fitting, an extractor fan, a uPVC obscured double glazed window to the rear aspect and vinyl flooring newly laid in February 2026. Outside To the front of the property there is dropped kerb vehicular access to a block paved driveway offering off-street parking for two vehicles, and a partly lawned front garden and side pathway running up towards the property with gated access leading through to the side-front door. There is gas

and electric meter housing recessed to the side-front of the property, and a storm canopy over the front door. There is a timber garden shed with power and lighting, with space for a table and chairs on the paved area beyond the side-front door. A timber fence continues around the edge of the back garden, which is predominantly laid to lawn and has an outside tap... Property Type: Semi-detached Full Renting price: £745.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A EPC rating: C Measurement: 688.89 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Off street Heating Type: Double Glazing, Gas Central Heating -----

2

Bed Room(s)

1

Bath Room(s)

1

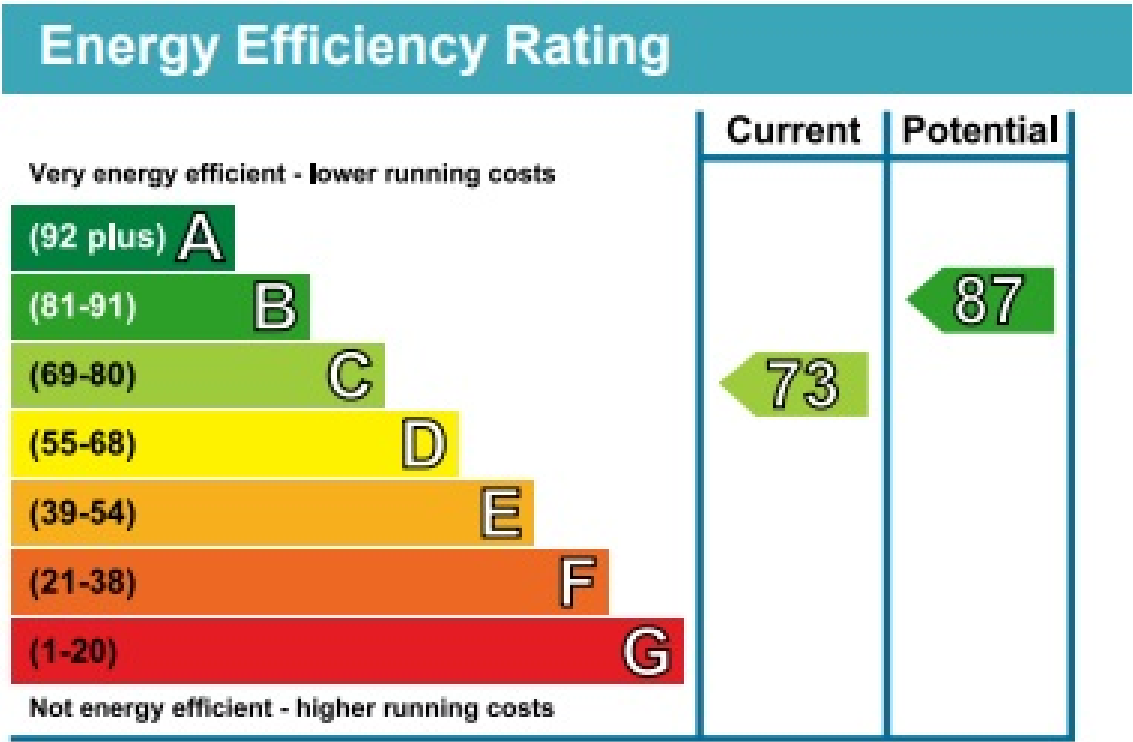
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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