



Newton Street, Newark



Guide Price £150,000 - £160,000

- Mid Terrace
- Spacious Accommodation
- Three Bedrooms
- Two Reception Rooms
- Low Maintenance Rear Garden
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: D



A spacious three bedroom mid-terrace property, situated within walking distance to local amenities and the town centre. Ideal for first-time buyers, young families, and investment purchasers.

The accommodation comprises of two generous reception rooms, including lounge with feature fireplace, offering flexible accommodation, galley kitchen (with utility space), and family bathroom downstairs. To the first floor there are two double bedrooms and a good-sized single bedroom. Further to this is a private enclosed rear garden, benefitting from pleasant patio area and extra outside storage. The property also offers gas central heating and UPVC double glazing.

ACCOMODATION - Rooms and Measurements

Entrance Hallway

Lounge

3.63m x 3.40m (11'11 x 11'2)



Dining Room
3.70m x 3.63m (12'2 x 11'11)

Kitchen
2.76m x 2.08m (9'1 x 6'10)

Utility Area
2.08m x 0.78m (6'10 x 2'7)

Ground Floor Bathroom
2.08m x 1.70m (6'10 x 5'7)

First Floor Landing

Bedroom One
3.70m x 3.63m (12'2 x 11'11)

Bedroom Two
3.81m x 2.33m (12'6 x 7'8)

Bedroom Three
2.59m x 2.28m (8'6 x 7'6)

Services

Mains gas, electricity, water and drainage are connected.



Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc. The report is located under the 'virtual tours' tab on the web portals.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Agents Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information please call the office.



Floorplan

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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