



Whitfield Street, Newark



Asking Price £150,000



Key Features

- Town Centre Location
- Mid Terraced Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Ground Floor Bathroom
- Enclosed Rear Garden
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





Enjoying a convenient town centre position, this mid terraced home offers well presented accommodation throughout and falls within close proximity to the host of amenities Newark town centre has to offer. Ideally suiting a first time or investment purchase, the property provides accommodation comprising to the ground floor: spacious lounge, separate dining room with stairs leading to a useful cellar room, modern kitchen with four ring gas hob and electric fan-assisted oven below, inner lobby with fitted storage and door opening to the garden, and a family bathroom suite. The first floor benefits from two DOUBLE bedrooms. The rear garden is private with no shared access. It is predominately laid to lawn with a paved pathway which leads to the bottom of the garden. To the front, there is resident permit parking available. Other features of this home include UPVC double glazing and gas central heating.

ACCOMMODATION - Rooms & Measurements

Lounge 11'9" x 11'2" (3.6m x 3.4m)

Dining Room 11'9" x 9'6" (3.6m x 2.9m)

Kitchen 10'11" x 6'9" (3.3m x 2.1m)

Lobby 4'7" x 2'11" (1.4m x 0.9m)

Ground Floor Bathroom 6'9" x 5'6" (2.1m x 1.7m)

First Floor Landing

Bedroom One 11'9" x 11'2" (3.6m x 3.4m)

Bedroom Two 11'9" x 9'5" (3.6m x 2.9m)

Services

Mains gas, electricity, water and drainage are connected.

Agent's 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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

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 - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

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.

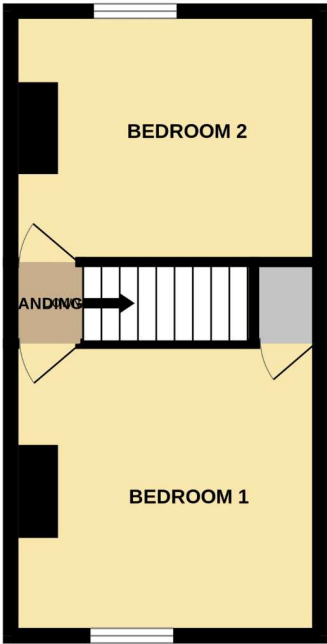
Referrals

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 £350 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 chose to arrange a survey through them. For more information, please call the office.

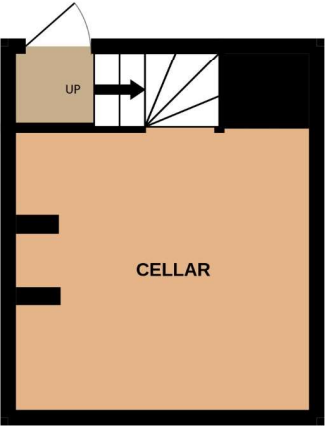
GROUND FLOOR

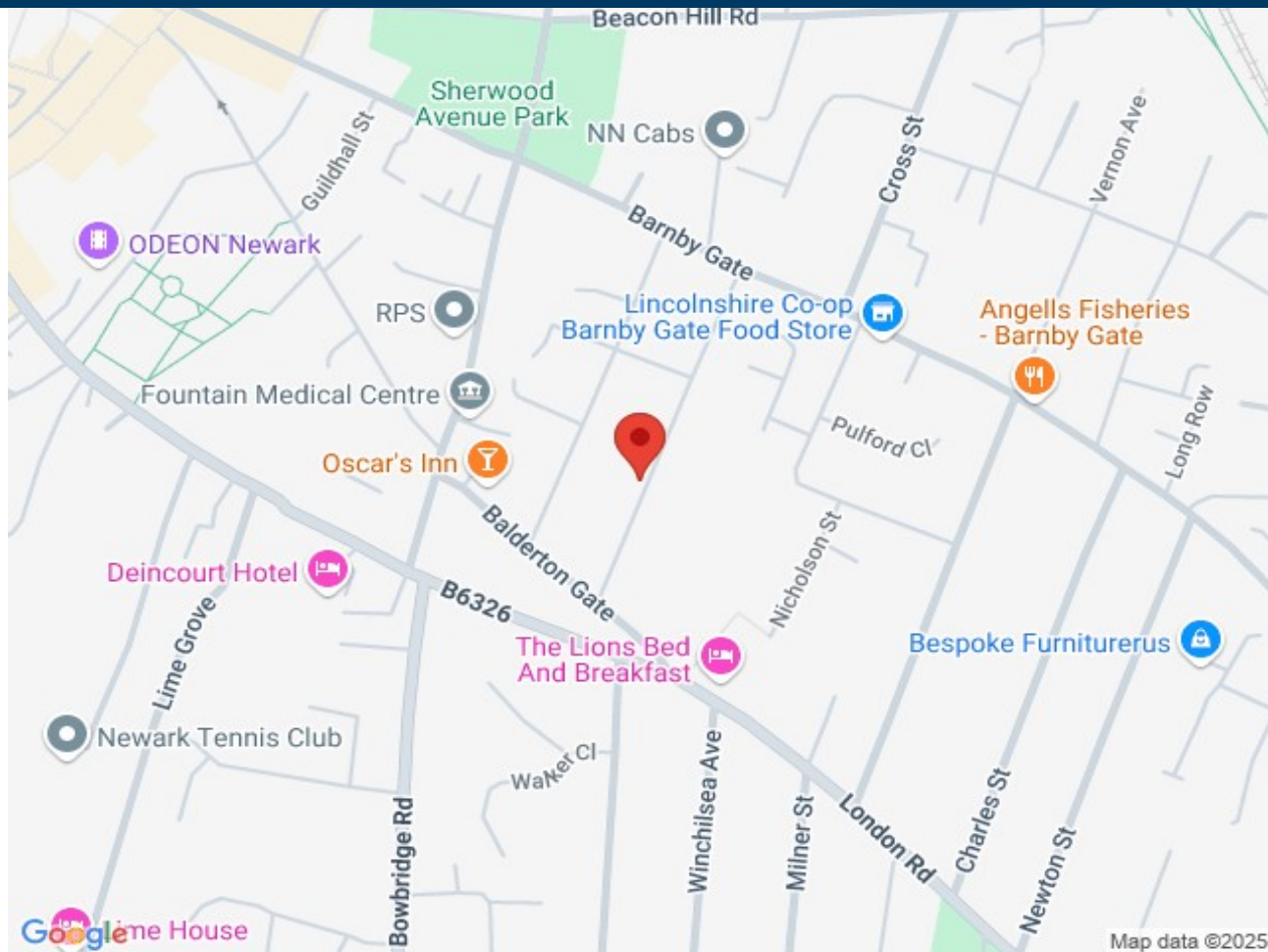


1ST FLOOR



CELLAR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

