



Hatton Gardens, Newark



Guide Price £160,000 to £165,000



Key Features

- Town Centre Location
- Two Double Bedrooms
- Lounge & Dining Room
- Kitchen & F/F Bathroom
- Landscaped Private Rear Garden
- On Street Parking
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





Representing a superb first-time home, this immaculate terraced home is centrally located to Newark's town centre and falls within comfortable walking distance of a host of local amenities. This home has a beautifully landscaped private rear garden, has had a new roof in 2021 and a new gas boiler in 2023.

The property's accommodation comprises: welcoming cosy lounge, separate dining room, kitchen with four ring gas hob and electric oven, two double bedrooms and a family bathroom suite to the first floor.

Outside, this property enjoys a private rear garden, and benefits from a marvellous paved entertaining area, lawned area, raised beds and a decked area to the bottom of the garden. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Lounge 12'11" x 11'2" (3.9m x 3.4m)

Dining Room 12'11" x 11'3" (3.9m x 3.4m)

Kitchen 13'1" x 6'10" (4m x 2.1m)

First Floor Landing

Bedroom One 12'11" x 11'1" (3.9m x 3.4m)

Bedroom Two 11'3" x 9'6" (3.4m x 2.9m)

Bathroom 8'2" x 6'10" (2.5m x 2.1m)



Agent's Note

There is a shared passageway with the neighbouring property.

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.

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.



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

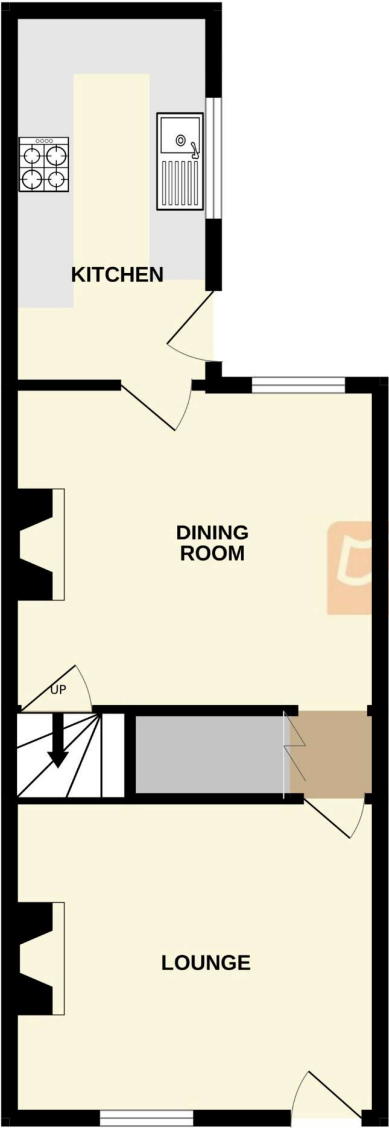
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

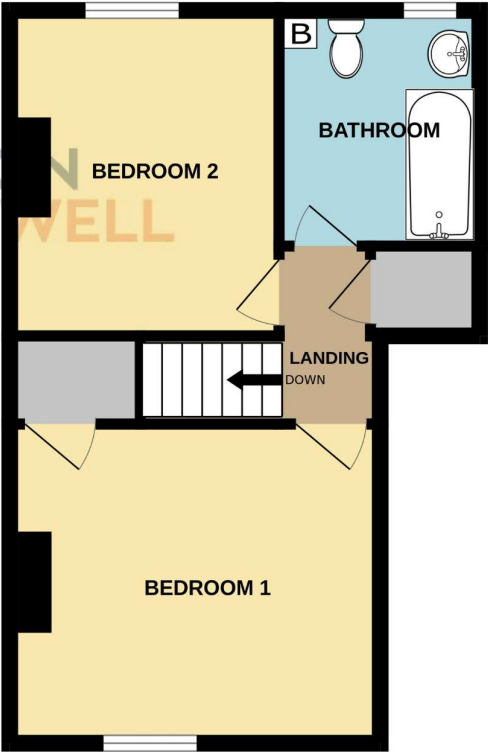
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

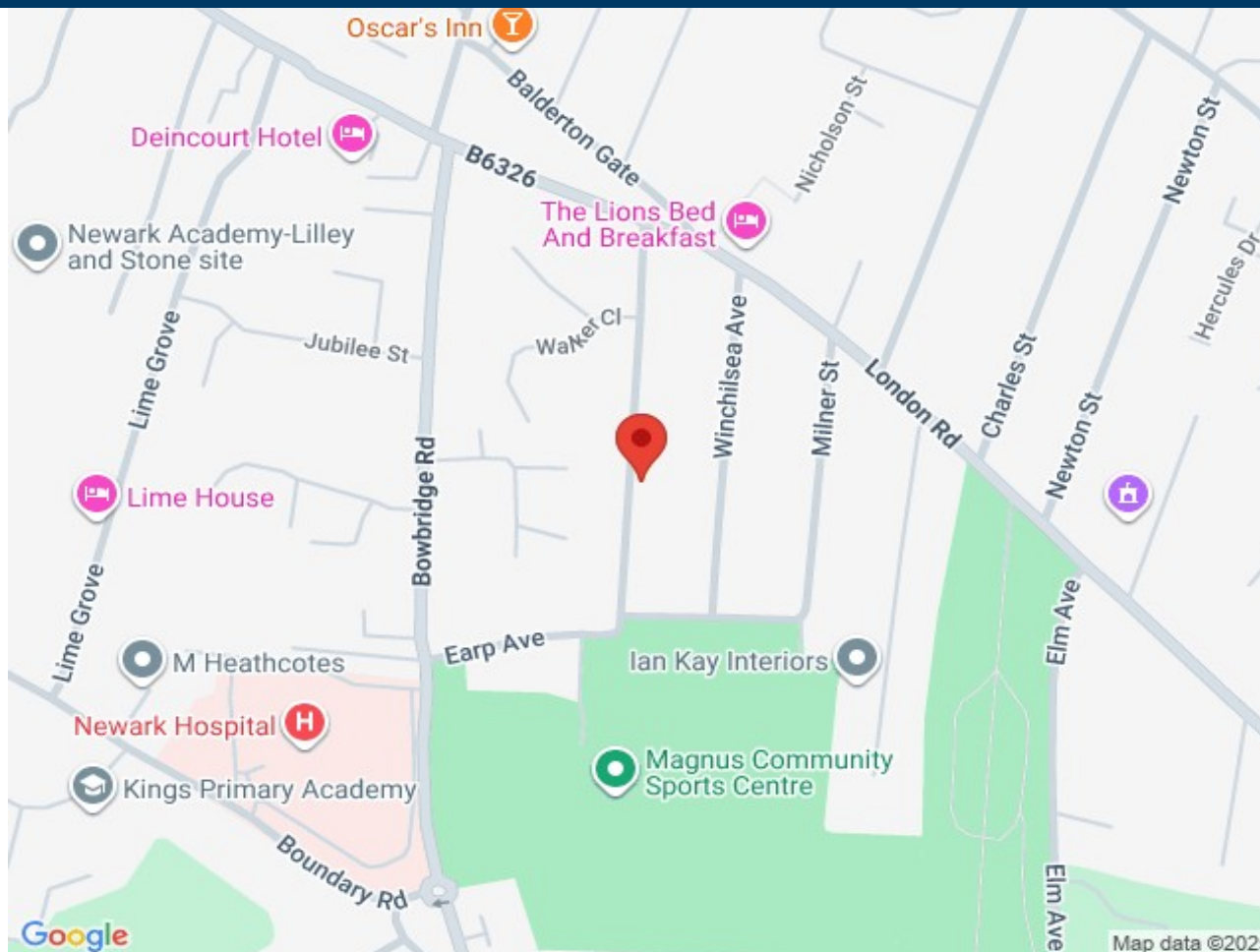


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

