



Harcourt Street, Newark



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Guide Price £190,000 to £200,000



Key Features

- Spacious Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Kitchen & Cellar Room
- First Floor Bathroom Suite
- On Street Parking
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Requiring a degree of modernisation, this bay fronted terraced home boasts substantial and spacious accommodation ideally suiting a family and falls within a convenient location within walking distance of Newark town centre and the host of amenities it has to offer.

The property's accommodation comprises to the ground floor: entrance hallway, bay fronted lounge, separate dining room, spacious kitchen with appliances to include a four-ring gas hob and electric oven, opening to a breakfast room and a useful cellar room. The first floor has three well-proportioned bedrooms and a family bathroom. Outside, the property has a low maintenance walled frontage whilst the rear garden is predominantly laid to lawn with low maintenance borders. 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

Entrance Hall 15'2" x 3'4" (4.6m x 1m)

Bay Fronted Lounge 15'1" x 11'9" (4.6m x 3.6m)

maximum measurements into bay window

Dining Room 12'11" x 12'1" (3.9m x 3.7m)

maximum measurements

Kitchen 13'0" x 8'11" (4m x 2.7m)

Breakfast Room 8'11" x 8'2" (2.7m x 2.5m)

Cellar Room 15'2" x 11'9" (4.6m x 3.6m)

maximum measurements

First Floor Landing

Bedroom One 15'7" x 12'5" (4.7m x 3.8m)

Bedroom Two 12'11" x 9'7" (3.9m x 2.9m)

Bedroom Three 10'3" x 8'11" (3.1m x 2.7m)

maximum measurements

Bathroom 6'6" x 5'4" (2m x 1.6m)

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.

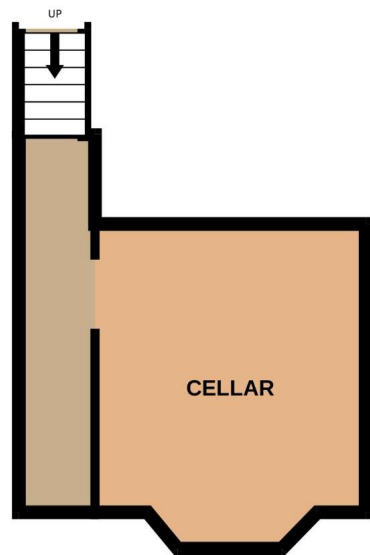
Anti-Money Laundering Regulations

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.

BASEMENT

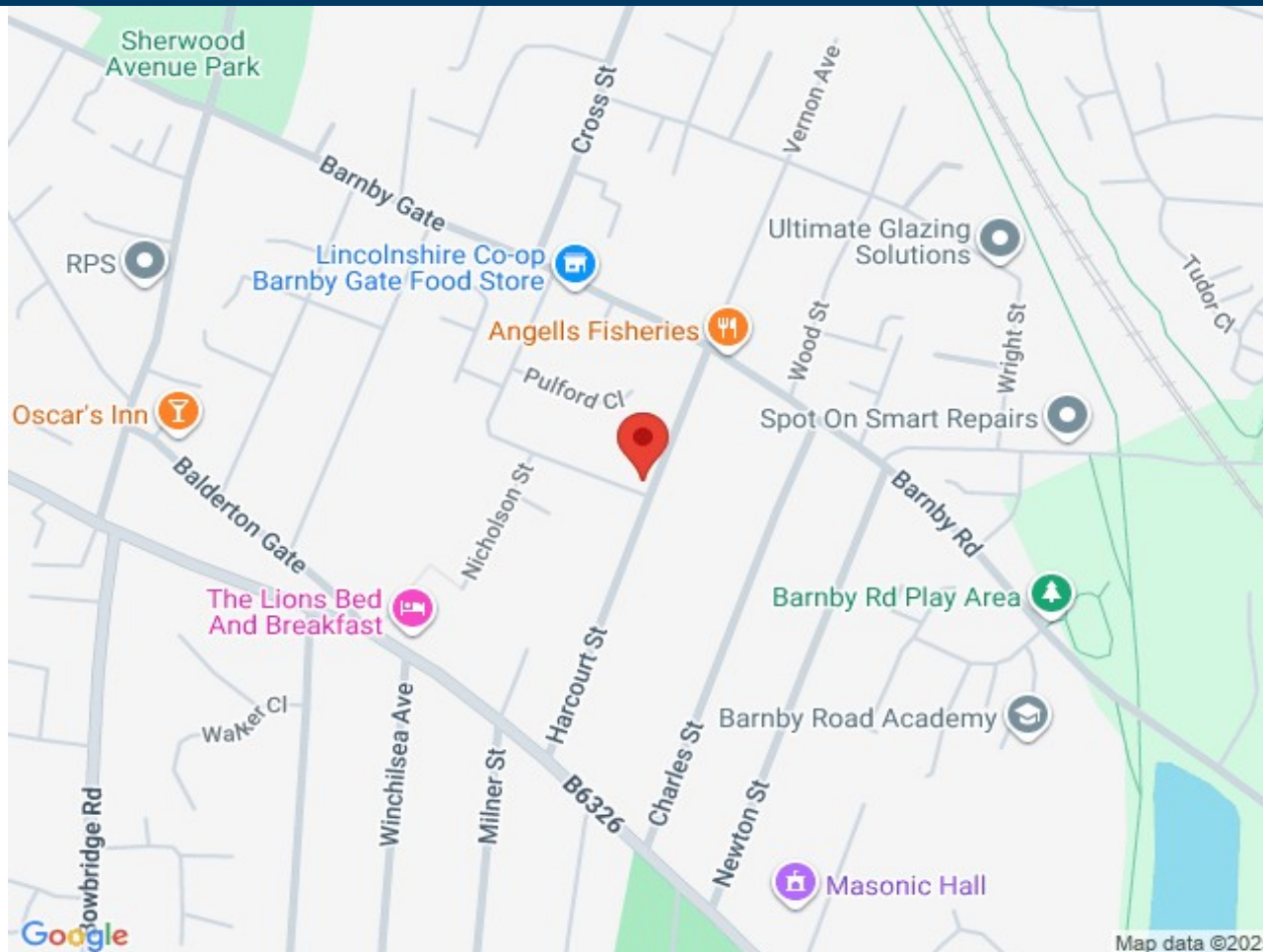


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

