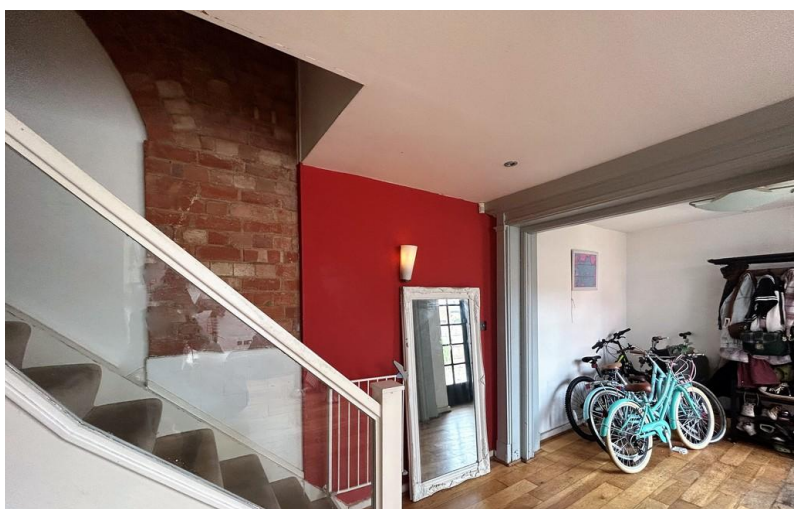
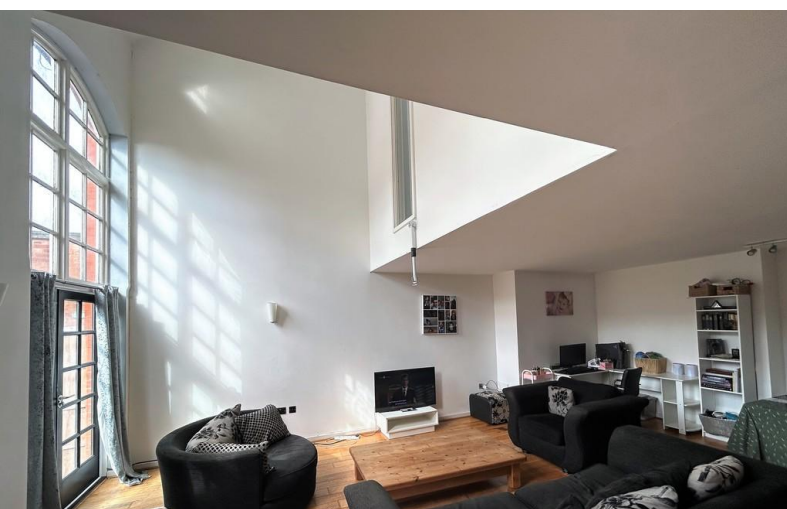


ON HOLD



The Bell Tower, Newark

3 Bedrooms, 2 Bathroom, Mid Terraced House

Asking Price Of £199,500



- Unique Converted Building
- Open Plan Living
- Garage and Allocated Parking
- 3 Double Bedrooms
- Enclosed Courtyard
- Ensuite
- Spacious Property

DESCRIPTION A delightful 3 bedroom property situated within this converted school building. The property briefly comprises of entrance hallway, large open plan living room and dining kitchen. To the first floor there are 2 double bedrooms, master with en-suite a single bedroom and a family bathroom. Outside there is an enclosed courtyard, garage and allocated parking.

This property is currently tenanted so would be an idea Buy to Let, however it is on the open market too. Rental price £850PCM

ENTRANCE 7' 8" x 7' 3" (2.340m x 2.225m) Entered through wooden part glazed doors. Laminate flooring, meters. Leads into lounge.

LOUNGE/DINER 24' 3" x 24' 8" (7.402m x 7.528m) Two singled glazed wooden windows, wooden patio doors onto garden. Solid oak flooring, three storage heaters.

KITCHEN 10' 5" x 13' 1" (3.192m x 4.007m) White gloss wall and base units. Electric Oven & Hob, part tiled walls, laminate flooring, spotlights.

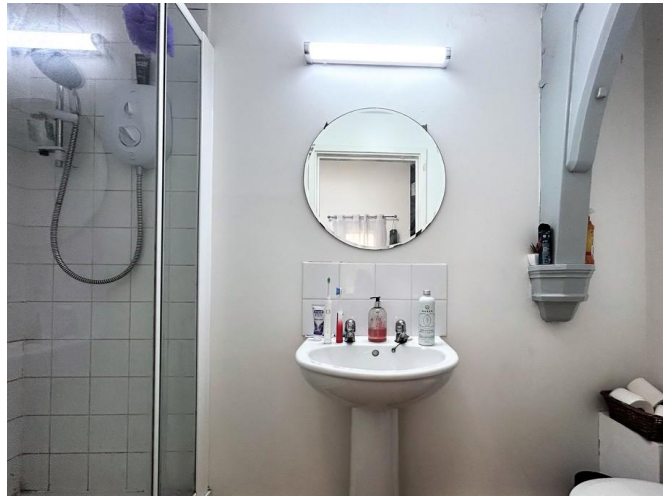
BEDROOM 1 11' 2" x 11' 4" (3.425m x 3.471m) Internal window. Grey wooden beam, carpet, storage heater, velux window.

ENSUITE 3' 3" x 8' 6" (1.007m x 2.616m) Three piece suite including sink, toilet and shower cubicle. Electric towel rail.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
		56	82



BEDROOM 2 12' 8" x 9' 4" (3.882m x 2.865m) Grey wooden beam. Four wooden single glazed windows. Storage heater.



All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error.

BEDROOM 3 10' 8" x 8' 0" (3.276m x 2.463m) Velux window. Storage heater, carpet.

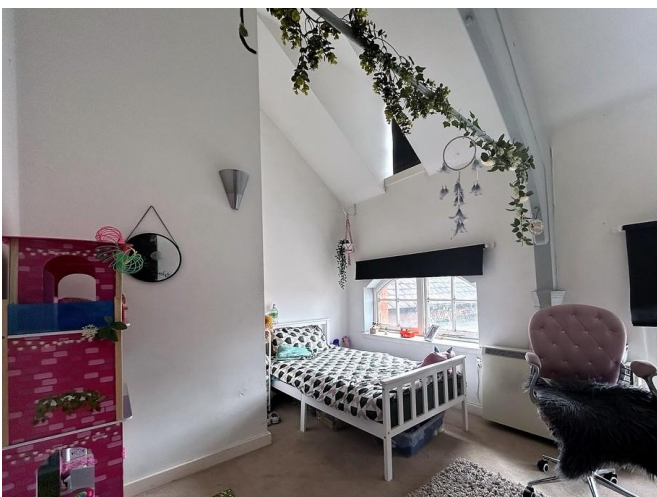
Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. The services have not and will not be tested.

BATHROOM 8' 1" x 5' 0" (2.477m x 1.542m) 3 piece suite including bath, sink and toilet. Grey Wooden beam, cupboard housing water tank. Electric towel rail.

All Measurements are Approximate.

AGENTS NOTES Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

We have been informed that there is approximately 983 years left on the lease, the ground is to be confirmed and the service charges are approximately £1,184.40 per annum. Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Martin & Co Newark

2 - 4 Lombard Street • Newark • NG24 1XB

T: • E:

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.