

Valley Prospect, Newark, NG24 4QU

## welcome to

# **Valley Prospect, Newark**

MOVE STRAIGHT IN! Beautifully renovated two bedroom bungalow in the popular Valley Prospect area of Newark! Boasting an upgraded heating system, modern kitchen, living room, dining room, conservatory and shower room plus off road parking, garage and a rear garden!













#### **Entrance Hall**

With loft access, storage cupboard and radiator.

### **Living Room**

11' 2" x 15' (3.40m x 4.57m)

With electric fire and double glazed windows to the front and side.

### **Dining Room**

6' 10" x 10' 10" ( 2.08m x 3.30m )

Radiator and door leading into the conservatory.

#### Kitchen

10' 9" max x 8' 9" max ( 3.28m max x 2.67m max )
Part tiled kitchen with gas cooker, stainless steel sink and drainer, plumbing and space for a washing machine, boiler cupboard, radiator and double glazed window to the side.

### Conservatory

15' 9" x 6' 1" ( 4.80m x 1.85m )

Double glazed window to the side and rear plus door to the side.

#### **Bedroom One**

10' 11" max x 11' 6" max ( 3.33m max x 3.51m max ) With built in storage, radiator and double glazed window to the rear.

#### **Bedroom Two**

 $8' 10" \times 9' 6"$  to built in storage (  $2.69m \times 2.90m$  to built in storage )

With built in storage, radiator and double glazed window to the front.

### **Bathroom**

Part tiled bathroom with wc, wash hand basin, shower, towel rail, extractor and obscured window to the side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





### welcome to

# **Valley Prospect, Newark**

- TWO BEDROOM
- **DETACHED BUNGALOW**
- RENOVATED THROUGHOUT
- OFF ROAD PARKING AND GARAGE
- HIGHLY SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: D

offers in excess of

£265,000









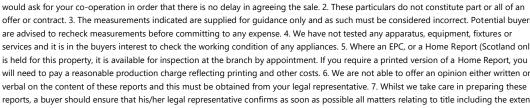
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK104845



Property Ref: NWK104845 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





newark@williamhbrown.co.uk



william h brown

47-48 Market Place, NEWARK, Nottinghamshire, NG24 1EG



williamhbrown.co.uk

01636 640473

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.