

Lawrence Street, NEWARK, NG24 1NE



welcome to

Lawrence Street, NEWARK

Situated in a fantastic location for an array of amenities including Newark Northgate Train Station is this two bedroom semi detached home benefiting from shower room to the ground floor, living room with separate dining room, two bedrooms and a rear garden.













Downstairs Shower Room

Fully tiled shower room with wc, shower, radiator and double glazed window to the side.

Living Room

11' 4" max x 12' 9" max (3.45m max x 3.89m max) With fireplace, radiator and double glazed window to the front.

Dining Room

12' $\max \times$ 13' 11" \max (3.66m $\max \times$ 4.24m \max) Understairs storage and double glazed window to the side.

Kitchen

7' 10" x 13' 8" (2.39m x 4.17m)

Kitchen with fitted appliances, plumbing and space for washing machine and dishwasher, stainless steel sink and double glazed windows to the side.

First Floor Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)

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

Bedroom Two

14' x 9' 3" (4.27m x 2.82m)

Radiator and double glazed window to the rear.

Bathroom

Part tiled family bathroom with wc, wash hand basin, hand wash basin, built in storage and obscured window to the rear.

Rear Garden

The property benefits from a rear garden which is enclosed and laid to patio with the addition of shrubbery.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lawrence Street, NEWARK

- TWO BEDROOM
- **SEMI DETACHED HOME**
- **FANTASTIC ACCESS TO AMENITIES**
- SHOWER ROOM TO THE GROUND FLOOR AND BATHROOM TO THE FIRST FLOOR
- **REAR GARDEN**

Tenure: Freehold EPC Rating: D

£180,000







Cliff Nook Ln Map data @2024

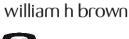
Please note the marker reflects the postcode not the actual property

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Property Ref: NWK104935 - 0008 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

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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