




william
h brown
for sale
Newark
01636 640473
williamhbrown.co.uk

Elizabeth Road, Newark, NG24 4NP


william
h brown

welcome to

Elizabeth Road, Newark

William H Brown are pleased to introduce this three bedroom semi detached home on the popular Elizabeth Road offering fantastic access into Newark town centre and the opportunity to make your own! Benefiting from kitchen diner, utility room, conservatory, three bedrooms and a family bathroom!



Entrance Hall

Radiator and stairs to the first floor landing.

Living Room

13' 11" x 10' 2" excl. bay (4.24m x 3.10m excl. bay)

Living room with electric fire, radiator and bay window to the front.

Kitchen Diner

21' max x 10' max (6.40m max x 3.05m max)

Part tiled kitchen with a range of wall and base units, plumbing for dishwasher, integrated cooker, gas hob, stainless steel sink and drainer and an extractor fan. Boiler, radiator, double glazed window to the rear, UPVC door to the side and UPVC sliding patio doors.

Utility Room

With plumbing for a washing machine and wc. Side porch.

Conservatory

8' 11" x 8' 7" (2.72m x 2.62m)

UPVC sliding French doors.

First Floor Landing

With loft access, airing cupboard and double glazed window to the side.

Bedroom One

10' 2" x 10' 11" (3.10m x 3.33m)

With a storage cupboard, radiator and double glazed window to the front.

Bedroom Two

10' x 8' 9" (3.05m x 2.67m)

Storage wardrobe, radiator and double glazed window to the rear.

Bedroom Three

9' 8" max x 7' 2" max (2.95m max x 2.18m max)

Storage cupboard, radiator and double glazed window to the front.

Bathroom

Fully tiled family bathroom with wc, wash hand basin, bath with a separate shower, radiator and obscured double glazed window to the rear.

Outside

Rear Garden

The enclosed rear garden is predominately laid to lawn with concrete patio area and shed.

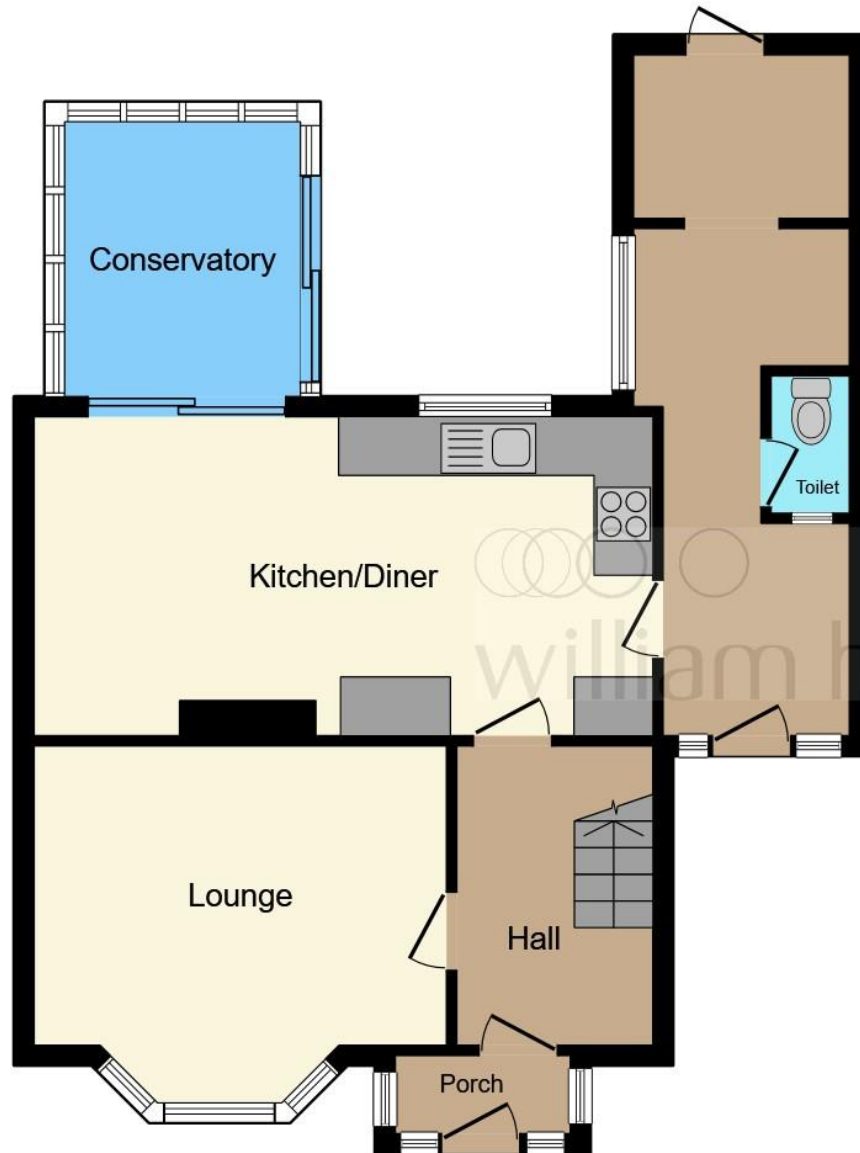
Front Garden

The front of the property benefits from a driveway allowing for off road parking.

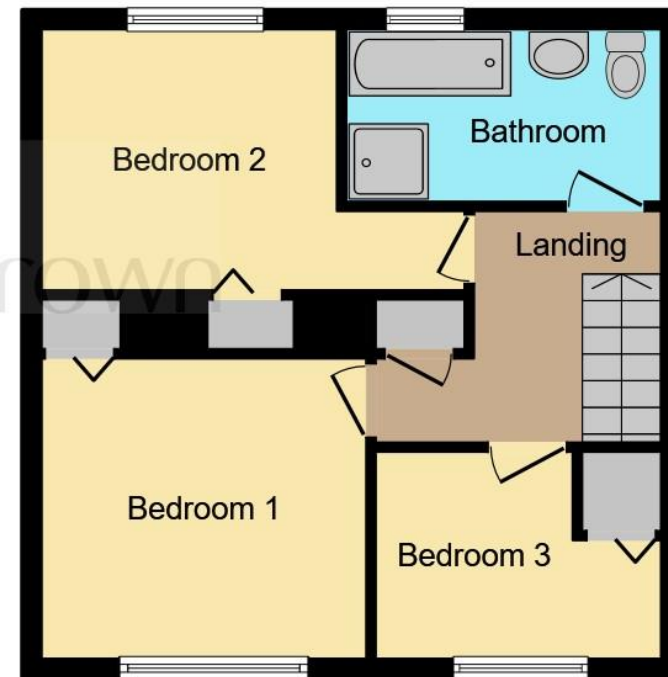


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Ground Floor



First Floor

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

Elizabeth Road, Newark

- THREE BEDROOM
- SEMI DETACHED HOME
- KITCHEN DINER
- POPULAR ELIZABETH ROAD LOCATION
- GREAT TOWN CENTRE ACCESS

Tenure: Freehold
EPC Rating: Awaited

offers over
£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK105202 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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.



william h brown



01636 640473



newark@williamhbrown.co.uk



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



williamhbrown.co.uk