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P Resident permit holders only Mon-Sat 9 am-5 pm

EDLIN & JARVIS  
ESTATE AGENTS  
FOR SALE  
01632 828282

56 Whitfield Street  
Newark, NG24 1QX

£140,000

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## 56 Whitfield Street

Newark, NG24 1QX

**\*\*\*IDEAL FIRST TIME/INVESTMENT BUY\*\*\*** This two double bedroom mid terraced property is located within walking distance to Newark Town centre and is being sold with no upward chain. The property has recently been redecorated and benefits from new carpets. The accommodation comprises a lounge, modern dining kitchen, modern ground floor bathroom and two double bedrooms.

There is also a useable cellar that could be used as a hobbies room or storage. The property benefits from gas central heating and UPVC double glazing. Outside to the rear is an enclosed rear garden which is laid to lawn with a seating area.

Being located close to the town centre the property has easy access to local schools, amenities, and good transport links to include the A1, A52 and the A46.

Whitfield Street is a parking permit area, and a yearly permit can be purchased from Newark & Sherwood district council for approximately £30.

Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





**Lounge**  
11'7 x 11'2 (3.53m x 3.40m)

**Kitchen**  
11'7 x 9'4 (3.53m x 2.84m)

**Bathroom**  
6'6 x 6'4 (1.98m x 1.93m)

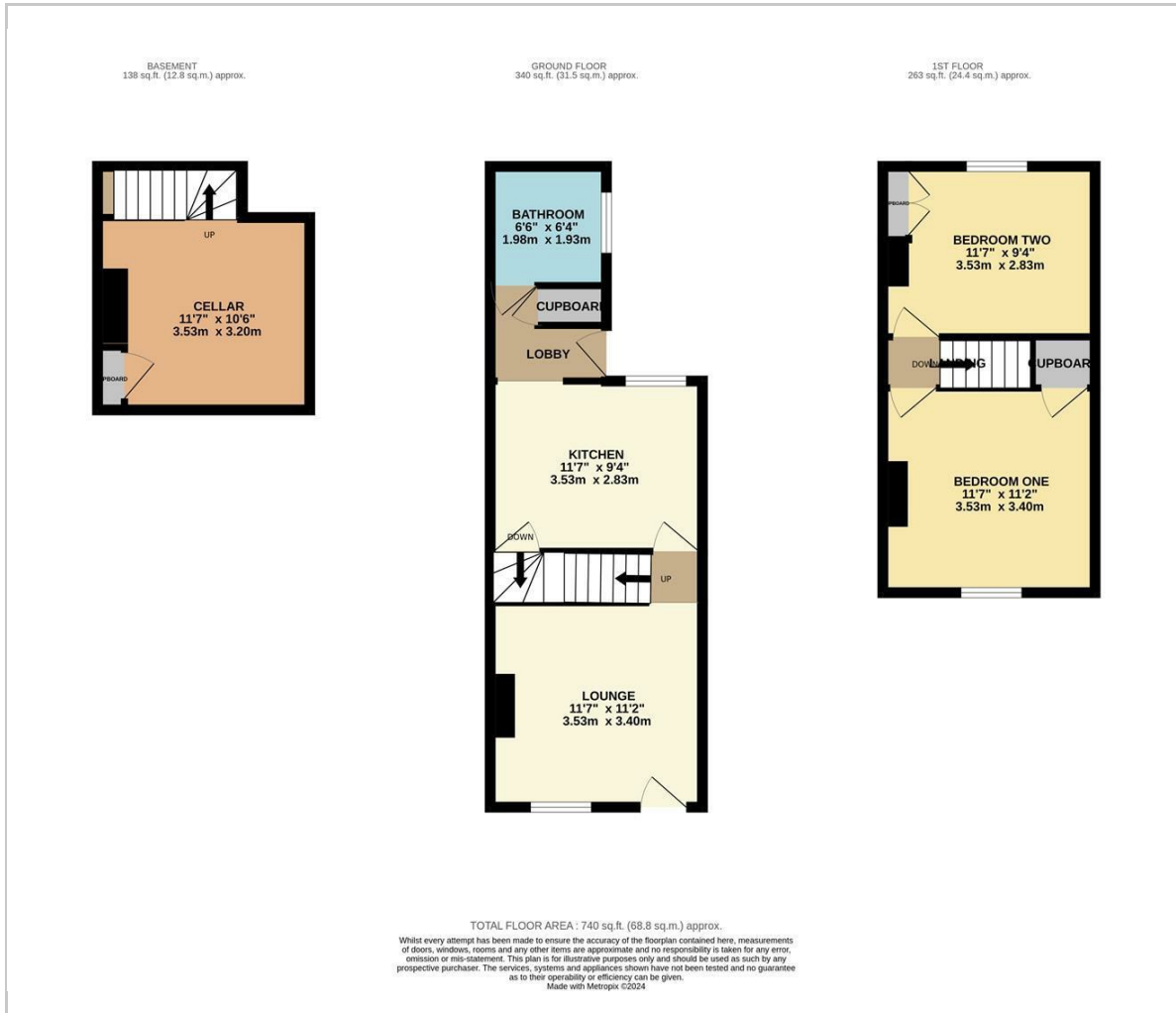
**Bedroom One**  
11'7 x 11'2 (3.53m x 3.40m)

**Bedroom Two**  
11'7 x 9'4 (3.53m x 2.84m)

**Cellar**  
11'7 x 10'6 (3.53m x 3.20m)



## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

