



EDLIN & JARVIS  
ESTATE AGENTS



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5 Cliff Nook Lane, Newark, NG24 1LY

Offers Over £160,000



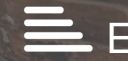
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Offers Over £160,000

# 5 Cliff Nook Lane

Newark, NG24 1LY

- Three Bedroom Terraced House
- Cellar
- Council Tax Band A & EPC E
- Walking Distance To Town
- Downstairs Bathroom & Separate WC Upstairs
- Two Reception Rooms
- No Chain
- Gas Central Heating
- Close To Newark Northgate
- Ideal First Time/Investment

\*\*\*WALKING DISTANCE TO THE TRAIN STATION\*\*\* This three bedroom terraced property is located within walking distance to town and is being sold with no upward chain.

The accommodation comprises an entrance hall, lounge, dining room, kitchen, downstairs bathroom, three bedrooms and a first floor WC. The property benefits from gas central heating and UPVC double glazing.

Outside there is an enclosed rear garden which has a garden shed.

This property is in a popular location and where you can find pretty much everything within walking distance and has easy access to local schools and transport links t include the A1, A52, A46 and the A17.

Location: Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 mins



## Entrance Hall

## Lounge

12'7 x 11'7 (3.84m x 3.53m)

## Dining Room

12'7 x 11'7 (3.84m x 3.53m)

## Kitchen

14'5 x 7'5 (4.39m x 2.26m)

## Bathroom

7'5 x 5'5 (2.26m x 1.65m)

## Landing

## Bedroom One

12'7 x 11'7 (3.84m x 3.53m)

## Bedroom Two

11'7 x 9'3 (3.53m x 2.82m)

## Bedroom Three

11'7 x 6'2 (3.53m x 1.88m)

## WC

2'10 x 2'5 (0.86m x 0.74m)



Directions

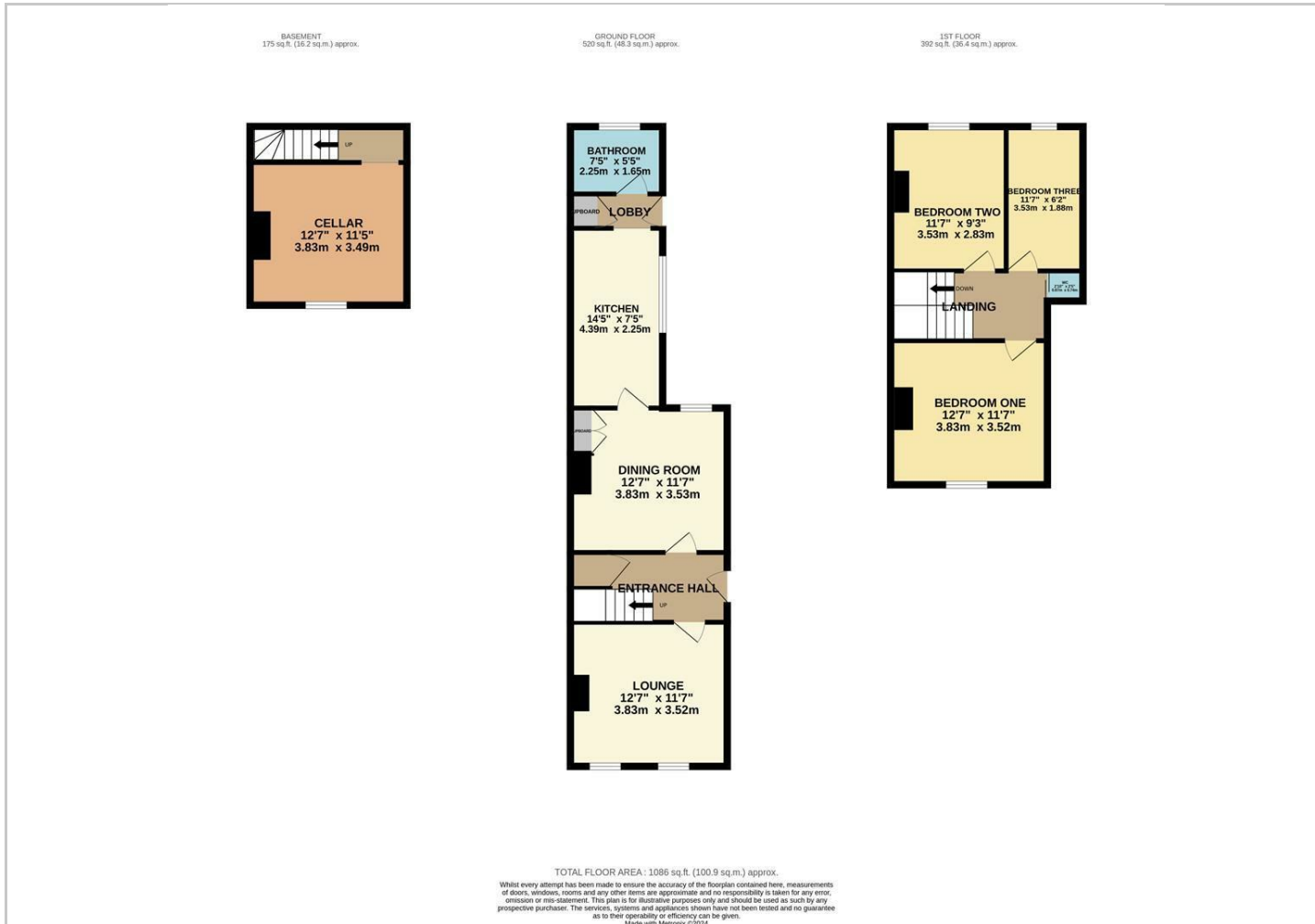




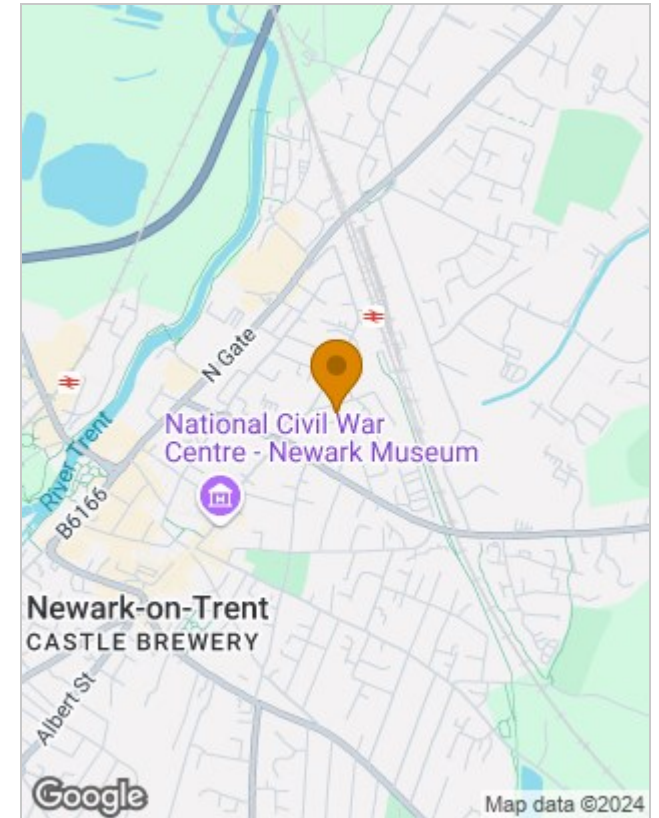




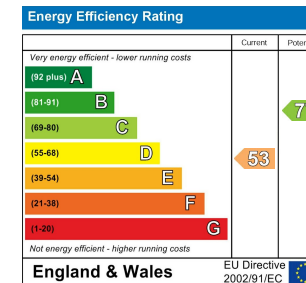
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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