



EDLIN & JARVIS
ESTATE AGENTS



35 Montgomery Road
Newark, NG24 4HA

Guide Price £140,000 to £150,000



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*****LARGE CORNER PLOT***** Guide Price £140,000 to £150,000. This three bedroom semi detached family home offers great outdoor space for entertaining guests or for the family to enjoy.

This property boasts an entrance, dual aspect lounge, study, kitchen diner, three bedrooms, separate WC and a family bathroom offering ample space for a growing family or for those who enjoy having a home office or guest room.

Outside the enclosed rear garden is mainly laid to lawn with a seating area, a 20ft x 10ft wooden cabin currently used as a snug with a logburner and a detached garage. The property benefits from gas central heating with a new boiler this year, UPVC double glazing and off road parking.

This property is located within a popular residential area of Newark and has easy access to local amenities, local schools, and good transport links to include the A1, A46 & A52 making it ideal for commuters. 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 & 15 mins.





Entrance

Lounge
19'3 x 11'2 (5.87m x 3.40m)

Kitchen Diner
12'2 x 11'2 (3.71m x 3.40m)
max measurements

Study
7'9 x 7'1 (2.36m x 2.16m)
max measurements

Landing

Bedroom One
11'2 x 10'9 (3.40m x 3.28m)

Bedroom Two
13'10 x 7'9 (4.22m x 2.36m)

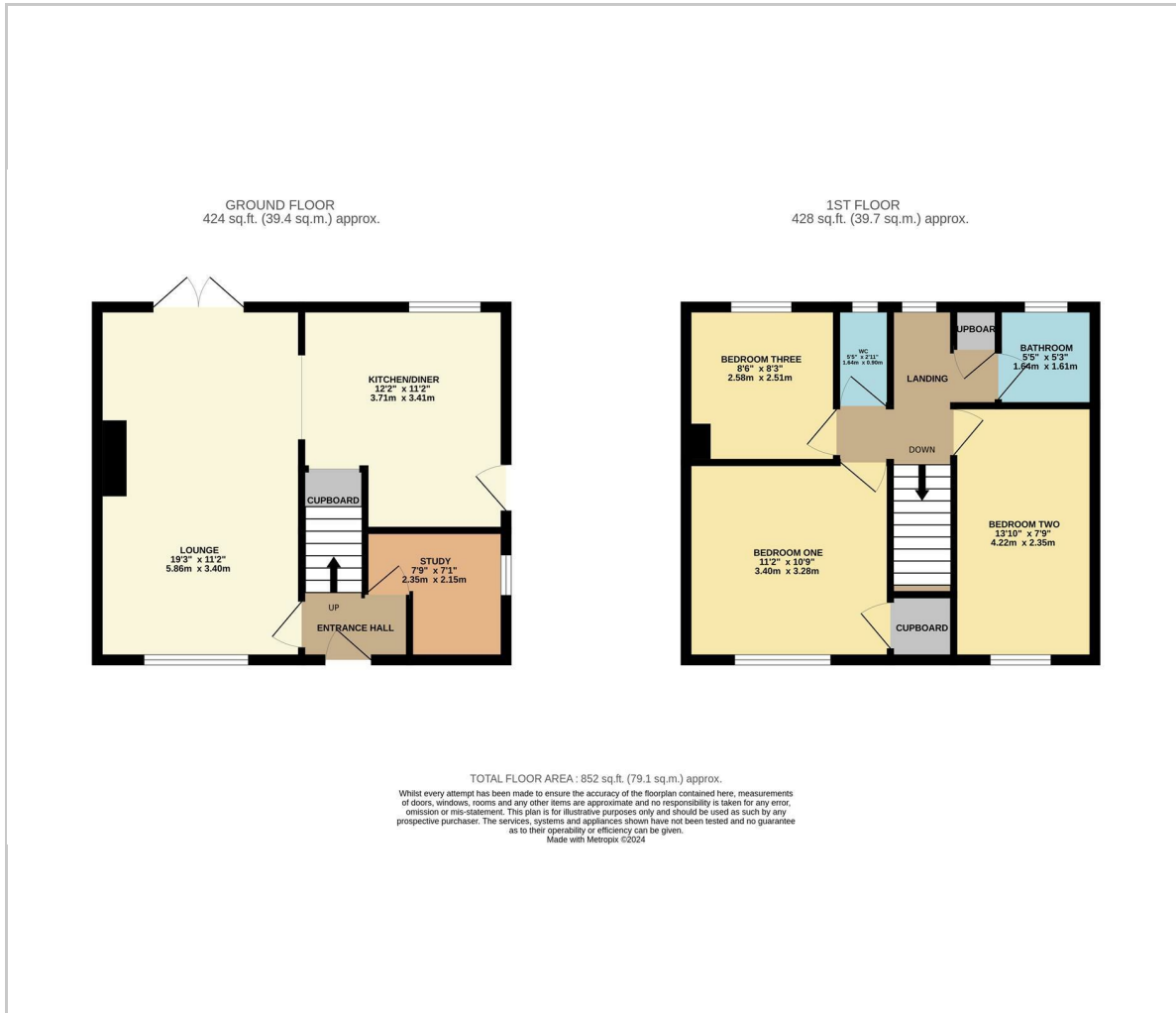
Bedroom Three
8'6 x 8'3 (2.59m x 2.51m)

Bathroom
5'5 x 5'3 (1.65m x 1.60m)

WC
5'5 x 2'11 (1.65m x 0.89m)



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.

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Area Map



Energy Efficiency Graph

