



EDLIN & JARVIS  
ESTATE AGENTS



4 Marstons Cottages, Woodhouse Road, Newark, NG23 6JX

Asking Price £150,000



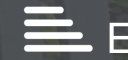
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# 4 Marstons Cottages, Woodhouse Road

Newark, NG23 6JX

- Two Bedroom Terraced Cottage
- Utility Area
- UPVC Double Glazing
- Private enclosed Rear Garden
- Workshop
- Lounge Diner
- Solid Fuel Heating
- Council Tax Band B
- Off Road Parking
- Village Location

\*\*\*QUAINT & QUIRKY COTTAGE\*\*\* This delightful two bedroom cottage is full of character & charm and is nestled within the conservation area of Norwell offering views over Norwell Allotments. The accommodation includes a cosy lounge diner where you can enjoy those winter evenings in front of the multi burning stove, an l-shaped kitchen which leads to a boot room, family bathroom, and two bedrooms.

Outside the rear cottage garden has an undercover seating area, artificial lawn with borders, workshop measuring over 15ft, log store and a garden shed.

The property benefits from UPVC double glazing and has allocated parking.

The property lies within the beautiful sought after village of Norwell and overlook the neighbouring allotments which can be seen from the master bedroom along with countryside views. Norwell is a charming village, located just 7 miles north of Newark with a C of E Primary School rated good by Ofsted and The Plough village pub. Tuxford Academy Secondary school is approximately 7 miles away and many more amenities can be found in Newark along with easy access to transport links to include the A1, A46 & A52 making it ideal for commuters. Newark is a busy market town situated on the River Trent. 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 minutes.

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Lounge	11'6" x 10'8" (3.53 x 3.26)
Dining Area	11'6" x 6'8" (3.53 x 2.04)
Kitchen	11'6" x 9'9" (3.53 x 2.99)
Bathroom	6'7" x 5'4" (2.01 x 1.63)
Boot Room	10'2" x 4'11" (3.11 x 1.52)
Bedroom One	11'6" x 10'8" (3.53 x 3.26)
Bedroom Two	8'7" x 6'8" (2.62 x 2.04)
Garage/Workshop	15'5" x 8'5" (4.72 x 2.59)





Directions





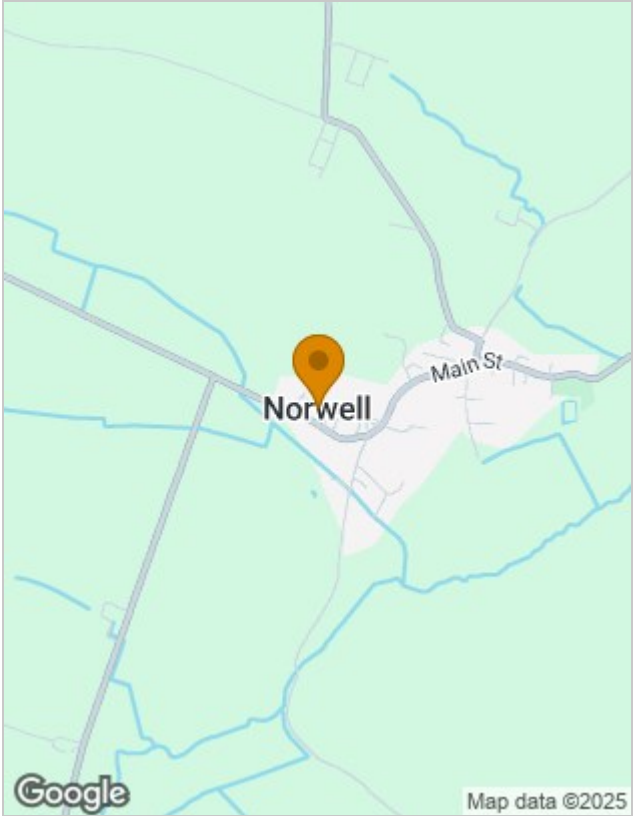




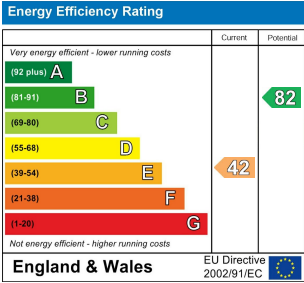
Floor Plans



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.