



EDLIN & JARVIS  
ESTATE AGENTS



41 Pelham Street

Newark, NG24 4XD

**Asking Price £280,000**





## 41 Pelham Street

Newark, NG24 4XD

**\*\*\*TOWN CENTRE LOCATION\*\*\*** This three bedroom detached home is nestled within the conservation area of Pelham Street and is within walking distance to Newark Town centre and Castle Gate train station. The house was built in the 1950's and sits on a well proportioned plot with parking for several vehicles. The ground floor accommodation comprises an entrance hall, a lounge with a gas fire, an open plan kitchen diner with French doors leading to the conservatory which looks out onto the well maintained gardens. The kitchen diner has wall & base units incorporating a breakfast bar and an integrated ceramic hob with an electric oven. There are three bedrooms with fitted wardrobes to bedrooms one & two and a four piece family bathroom. The property benefits from gas central heating via a combi boiler and UPVC double glazing. The property benefits from well maintained front & rear gardens which are mainly laid to lawn with flower beds, a paved seating area, a large driveway and a garden shed.

This property is located within walking distance to Newark town where you will find lots of amenities, has easy access to local schools and has easy access to good transport links to include the A46, A52, A17 and the A1. Sconce Park is approximately half a mile away where you can enjoy countryside walks. 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.

### Entrance Hall







**Lounge**  
13'2 x 12'10 (4.01m x 3.91m)

**Kitchen Diner**  
19'11 x 10'10 (6.07m x 3.30m)

**Conservatory**  
13'8 x 13'7 (4.17m x 4.14m)

**Bedroom One**  
13'2 x 12'10 (4.01m x 3.91m)



**Bedroom Two**  
12'0 x 10'10 (3.66m x 3.30m)

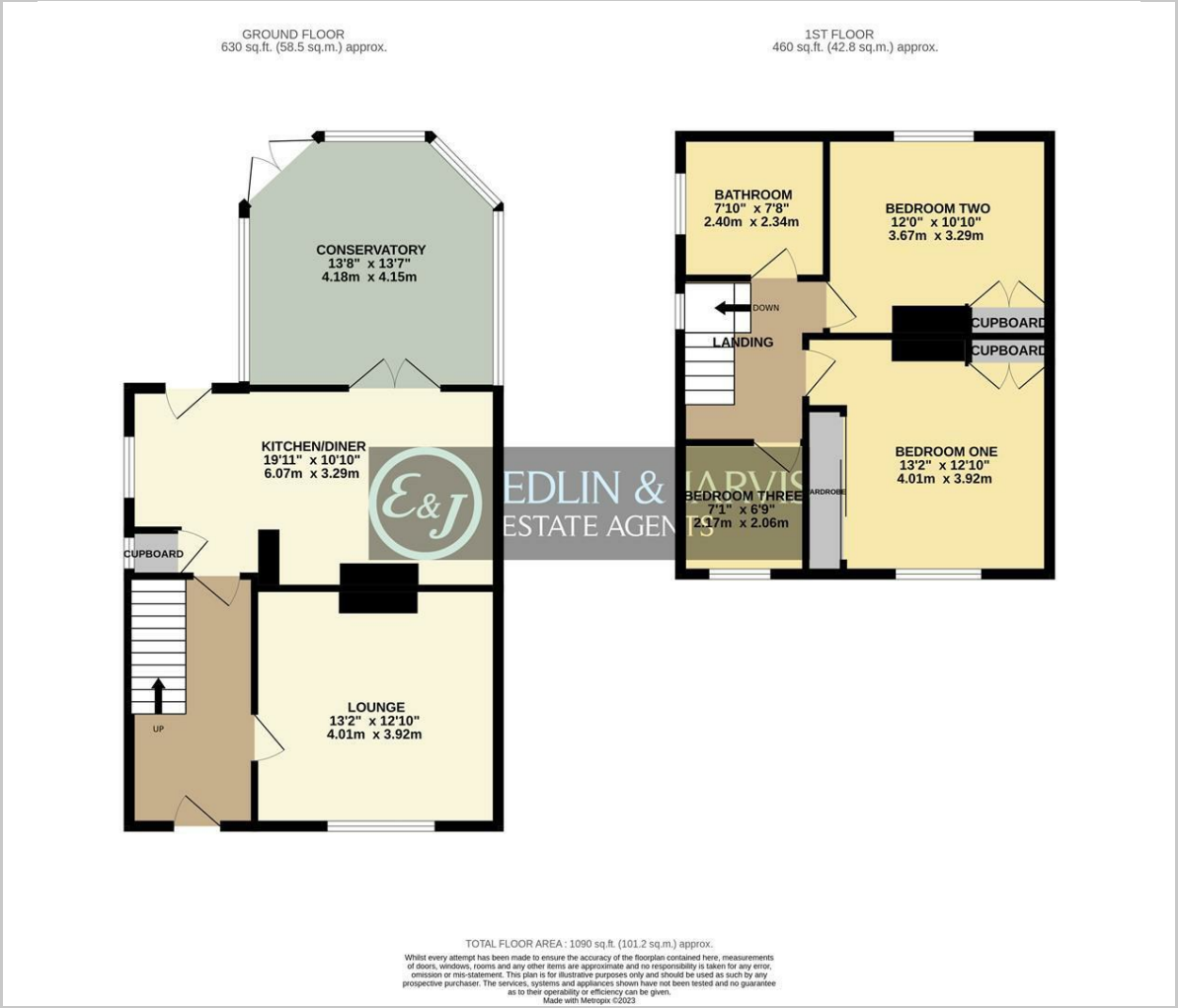
**Bedroom Three**  
7'1 x 6'9 (2.16m x 2.06m)

**Bathroom**  
7'10 x 7'8 (2.39m x 2.34m)





Floor Plan



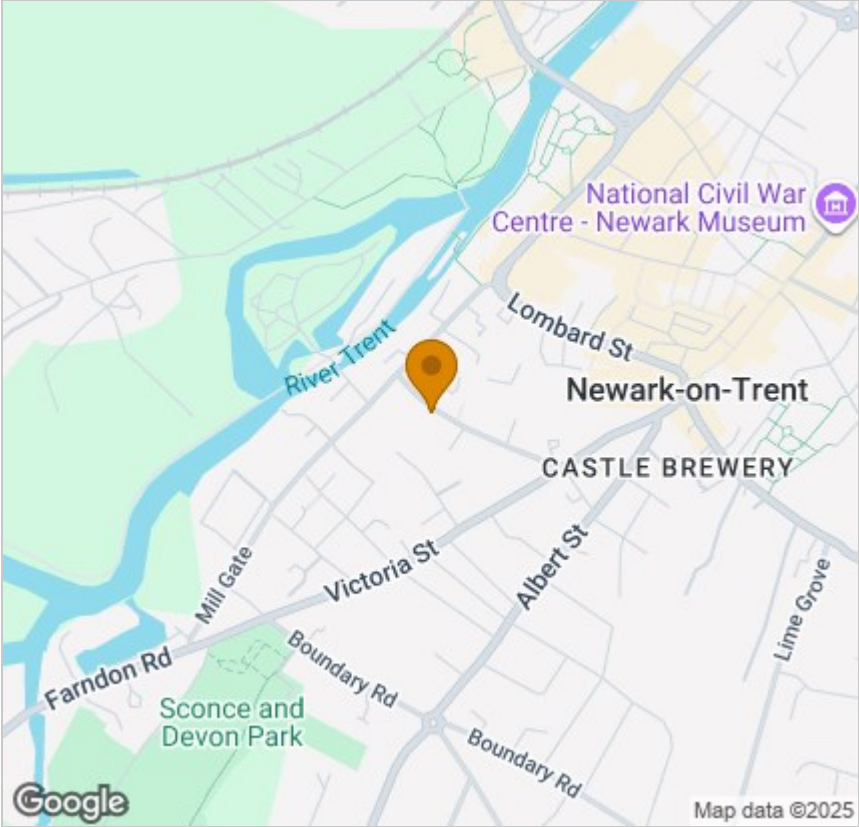
Viewing

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

