



2 Sydney Street

Newark, NG24 1LX

£170,000

****NO UPWARD CHAIN**** A two bedroomed semi-detached house situated close to both Newark Town Centre and Newark Northgate Railway Station. The property has recently been redecorated throughout with newly laid carpets and a newly fitted kitchen. There is also the added benefit of a first floor bathroom and a gas fired central heating system. A side gate gives access to the side garden.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Situated close to Newark Town Centre which offers a variety of shops, bars and restaurants and Newark Northgate Railway station serving the East Coast Main Line to London (approx. 75 mins). Sydney Street benefits from a permit parking system.



ACCOMMODATION

LOUNGE

12' 05" x 11' 8" (3.78m x 3.56m) Window to the front elevation, central fireplace, inset electric fire with cupboard to the side and shelving above, radiator and door through to the inner lobby.

INNER LOBBY

Stairs rising to the first floor and door to the dining room.

DINING ROOM

12' 05" x 12' 05" (3.78m x 3.78m) A large second reception room with window to the rear elevation, radiator, door giving access to the cellar and a further door to the kitchen.

CELLAR

(Separated into two compartments)

The first compartment (15'4" x 4') has the original coal chute. The second area (12'1" x 7'1") has a window and houses the gas and electric meters. Both areas have light.

KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m) Fitted with a brand new kitchen comprising of wall and base units surmounted by work surfaces and inset with a composite sink and drainer, space and plumbing for a washing machine, spaces for an upright fridge/freezer and a cooker and vinyl flooring.

FIRST FLOOR LANDING

Radiator and doors off to:-

BEDROOM ONE

12' 5" x 11' 8" (3.78m x 3.56m) Window to the front elevation, radiator, feature cast iron fire surround, access to the loft and a cupboard off housing the Viessman boiler serving the gas fired central heating system.

BEDROOM TWO

12' 5" x 8' 3" (3.78m x 2.51m) Window to the rear elevation and radiator.

FAMILY BATHROOM

8' 8" x 7' 1" (2.64m x 2.16m) Fitted with a white suite comprising of panelled bath, low suite WC, wash hand basin set within a vanity unit and separate shower cubicle, chrome towel radiator, part tiled walls, vinyl flooring and window to the side elevation.

OUTSIDE

Accessed via the kitchen and gate found on Sydney Street, the side garden is enclosed by a brick wall and there is also a brick built storage building housing a low suite WC.





WEBSITE

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CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

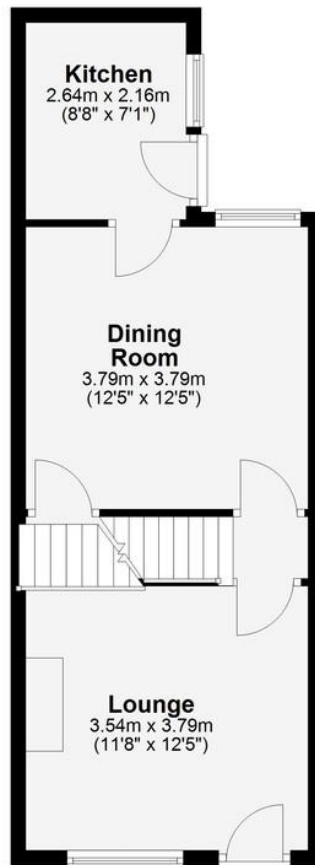
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Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



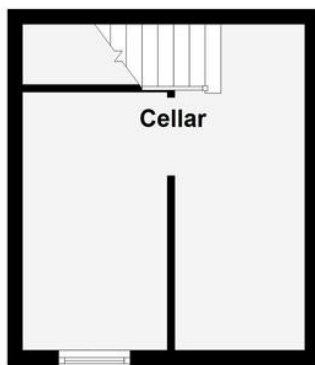
First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Basement

Approx. 6.7 sq. metres (72.5 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

The marketing plans shown are for guidance only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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