



11a William Street, Newark, NG24 1QS

£125,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A spacious two bedroom mid terraced house conveniently situated for Newark town centre, with resident's on street permit parking and rear garden. A great opportunity for a first time buyer or investor and offered with no upward chain. The living accommodation has the benefit of UPVC double glazed windows and gas fired central heating and requires some modernisation.

The accommodation briefly comprises: lounge, dining room and kitchen on the ground floor, with the first floor providing two bedrooms and a bathroom.

Newark on Trent is an attractive place to live. The town has a long and interesting history. Most of the multiples are represented in Newark, including a Waitrose store, Morrisons, Tesco and Aldi. The communications are excellent and many people commute from Newark to Nottingham and Lincoln and further afield to Leeds and London. The town lies on the intersection of the A1 and A46 trunk road. The East Coast Mainline Railway service provides journey times between Newark Northgate and London King's Cross in just over 75 minutes.

The property is traditionally constructed of brick elevations under a slate roof covering and the accommodation can be more fully described as follows:

GROUND FLOOR

UPVC double glazed entrance door leads into:

LOUNGE

12'2 x 11'11 (3.71m x 3.63m)



With exposed floorboards, fireplace with log burner, picture rail, UPVC double glazed window to the front elevation and built in storage cupboards to the chimney recesses. Double radiator.

DINING ROOM

12'4 x 11'11 (3.76m x 3.63m)



With exposed floorboards, UPVC double glazed window to the rear elevation, chimney alcove, understairs storage cupboard and double radiator.

KITCHEN

9'10 x 5'8 (3.00m x 1.73m)

(Plus chimney recess)



With fitted kitchen comprising base units, drawers, worktop with tiled splashback and matching wall units. Stainless steel sink and drainer, electric oven, hob and extractor hood with space for a washing machine and fridge/freezer. UPVC double glazed window and rear door to the side elevation. Tiled floor.

FIRST FLOOR

LANDING

BEDROOM ONE

12'2 x 12 (3.71m x 3.66m)



With UPVC double glazed window to the front elevation, cast iron fireplace, double radiator and built in storage cupboard.

BEDROOM TWO

12 x 9'4 (3.66m x 2.84m)



With UPVC double glazed window to the rear elevation and double radiator.

BATHROOM

9'11 x 6 (3.02m x 1.83m)
(plus chimney recess)



With panelled bath and shower over with tiled surround, pedestal wash hand basin and WC. Obscure double glazed UPVC window to the rear elevation, double radiator and airing cupboard housing gas fired central heating boiler.

OUTSIDE



Lawned rear garden with paved patio and fenced boundaries. Side access via shared passageway.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

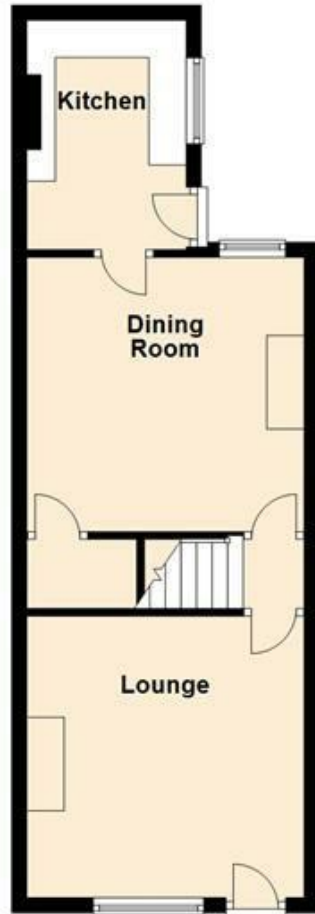
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and District Council Tax Band A.

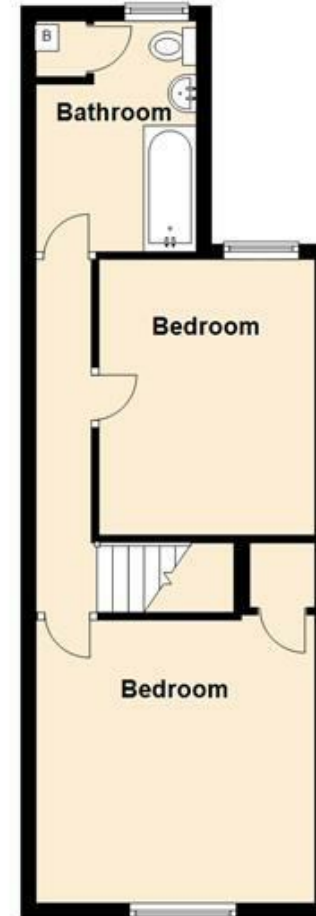
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)




First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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