



5 Leachs Buildings, Newark,  
Nottinghamshire, NG24 4BA

£130,000  
Tel: 01636 611811

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PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

A two bedroom mid-terraced property situated on a tucked away row of traditional terraced houses, just off Boundary Road, in close proximity to the town centre. The property comprises of a kitchen which opens into the adjacent dining room, separate lounge and basement cellar. There are two bedrooms and a bathroom to the first floor. The property enjoys a low maintenance front garden and a brick outhouse providing external storage, with a further small garden to the rear.

Newark is an attractive market town within commuting distance of Nottingham and Lincoln. There is easy access to the A1 and A46 dual carriageways which allow fast journey times to Nottingham, Lincoln and Leicester. There are excellent bus and rail links to Nottingham and Lincoln. Fast trains are available from Newark Northgate station with a journey time to London King's Cross of approximately 75 minutes. Newark has excellent town centre amenities which include Asda, Morrisons, Aldi, Waitrose and M&S Food supermarkets, an attractive Georgian market square which holds regular markets and a variety of niche and chain shops, quality bars, restaurants and cafes including Costa and Starbucks. There is primary and secondary schooling of good repute and a general hospital.

The property is constructed of brick elevations under a concrete interlocking tiled roof covering.

The living accommodation can be more fully described as follows:

### GROUND FLOOR

UPVC double glazed entrance door leads into:

### KITCHEN DINER



### KITCHEN AREA

9'6 x 5'11 (2.90m x 1.80m)



Fitted kitchen comprising white gloss base units, drawers and matching wall units. Worktops, composite sink and drainer, electric oven and hob with splashback and extractor over, with space for a washing machine. With tiled floor, radiator, two UPVC double glazed windows to the side elevation and further UPVC double glazed window to the front elevation. Gas fired central heating boiler.

### DINING AREA

11'8 x 10'4 (3.56m x 3.15m)



With tiled floor and fireplace with marble hearth and timber surround. Space for American style fridge freezer. Door giving access to the cellar.

### CELLAR

11'4 x 10'1 (3.45m x 3.07m)



Dry lined cellar compartment with double radiator.

### INNER HALL

## LOUNGE

11'7 x 10'3 (3.53m x 3.12m)



With laminate flooring, UPVC double glazed window to the rear elevation and UPVC double glazed door to rear garden. Double radiator.

## FIRST FLOOR

### LANDING

With loft access hatch.

### BEDROOM ONE

11'7 x 10'5 (3.53m x 3.18m)



With carpet flooring, radiator, UPVC double glazed

window to the rear elevation and built-in storage cupboard.

## BATHROOM

10'4 x 4'11 (3.15m x 1.50m)



With a P-shaped bath with shower over, glazed screen and tiled surround, low suite WC, pedestal wash hand basin and chrome towel radiator. Laminate flooring and obscure double glazed UPVC window to the front elevation.

## BEDROOM TWO

7'3 x 6'4 max (2.21m x 1.93m max)



With carpet flooring, UPVC double glazed window to the front elevation and radiator.

## OUTSIDE (FRONT)



The property is tucked away behind properties fronting on to Boundary Road and is accessed via pedestrian right of way through a terraced passage. A concrete path leads to the entrance gate at the front of the property providing access to a private garden with synthetic turf and a decked, undercover seating area. There is a brick-built outbuilding providing useful external storage. A concrete pathway leads from the entrance gate to the front door.

## OUTSIDE (REAR)



With synthetic turf and fenced boundaries.

**SERVICES**

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

**TENURE**

The property is freehold.

**VIEWING**

Strictly by appointment with the selling agents.

**POSSESSION**

Vacant possession will be given on completion.

**MORTGAGE**

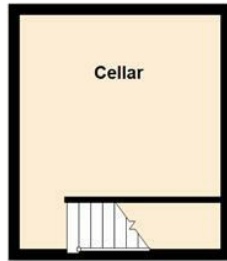
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**COUNCIL TAX**

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

### Cellar

Approx. 14.7 sq. metres (158.7 sq. feet)



### Ground Floor

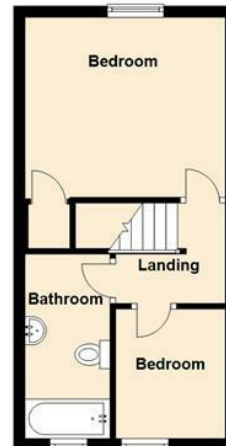
Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

### First Floor

Approx. 26.6 sq. metres (286.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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