



16 Side Row, Newark, NG24 2JB

£175,000

Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Side Row features a good sized frontage area with parking, a rear garden and well planned living accommodation. The property has a spacious lounge. There are two bedrooms and bathroom. Gas central heating and double glazing.

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This is a very pleasant and well established residential area. Newark town centre, Northgate railway station, Barnby Road Primary School and local facilities are within a short walking distance of the property. Here there is an excellent range of amenities including a Morrisons store, Asda, Waitrose, Marks and Spencer and most of the multiples. The town with a Georgian market square, a 12th century castle and riverside area is indeed a popular place to live. There are now excellent rail services from Newark Castlegate to Lincoln and Nottingham.

The property provides the following accommodation:-

#### **ENTRANCE HALLWAY**

Double glazed entrance door, built in storage cupboard.

#### **KITCHEN**

6'5" x 7'3" (1.97 x 2.21)



Stainless steel sink unit with mixer tap over. Upper and low level units, part tiled walls, new integrated fridge with ice box, new electric oven, new gas hob and extractor fan. Double glazed window to front elevation. Freestanding washing machine.

#### **LOUNGE**

9'10" x 15'11" (3.01 x 4.86)



Double glazed window to the front elevation, radiator.

#### **BEDROOM ONE**

8'11" x 11'1" (2.72 x 3.39)



Window to rear elevation, radiator

#### **BEDROOM TWO**



Window to rear elevation, radiator.

## BATHROOM



Fitted bathroom, bath with shower over, WC , radiator, extractor fan, spotlights to ceiling and window to side elevation.

## REAR GARDEN



Lawn and patio area with garden shed, outside tap located below kitchen window.

## AGENTS NOTE

Photographs on the brochure were taken prior to the current tenant's occupation.

## 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.

## 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.

## VIEWING

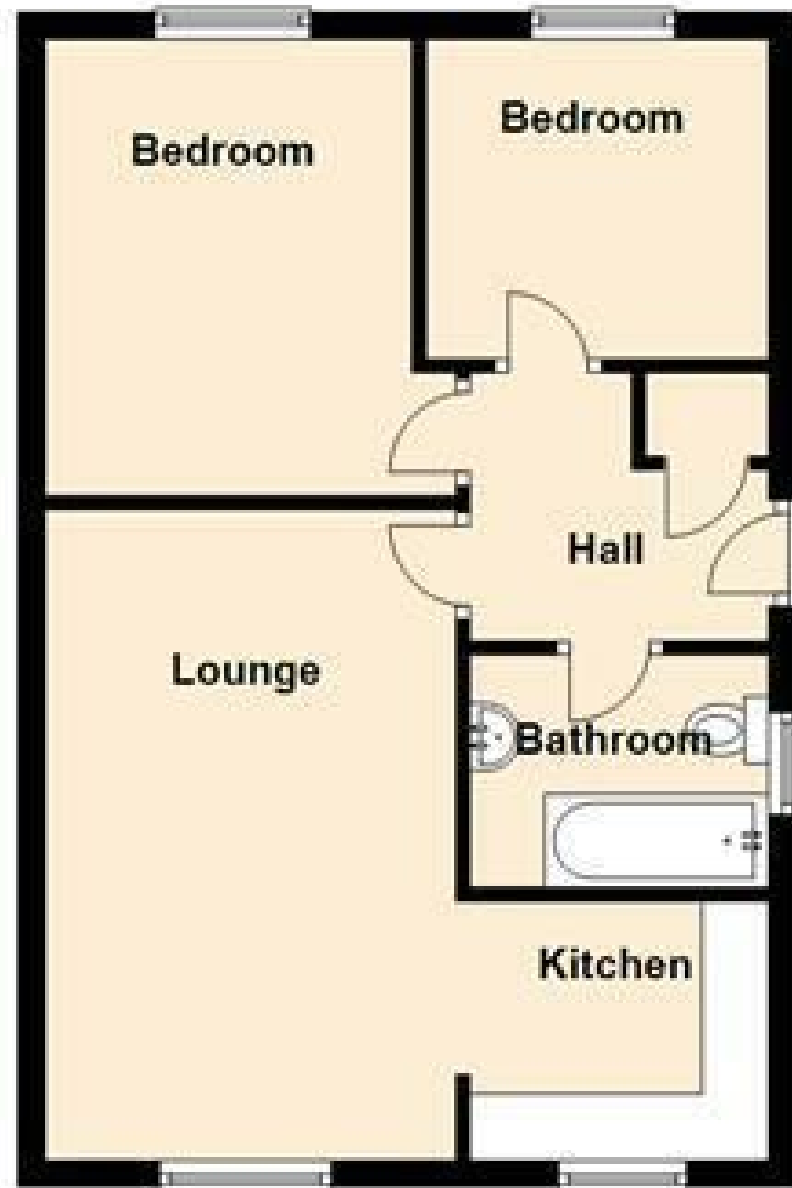
Strictly by appointment with the selling agents.

## COUNCIL TAX

This property comes under Newark & Sherwood Council Tax Band B.

## Floor Plan

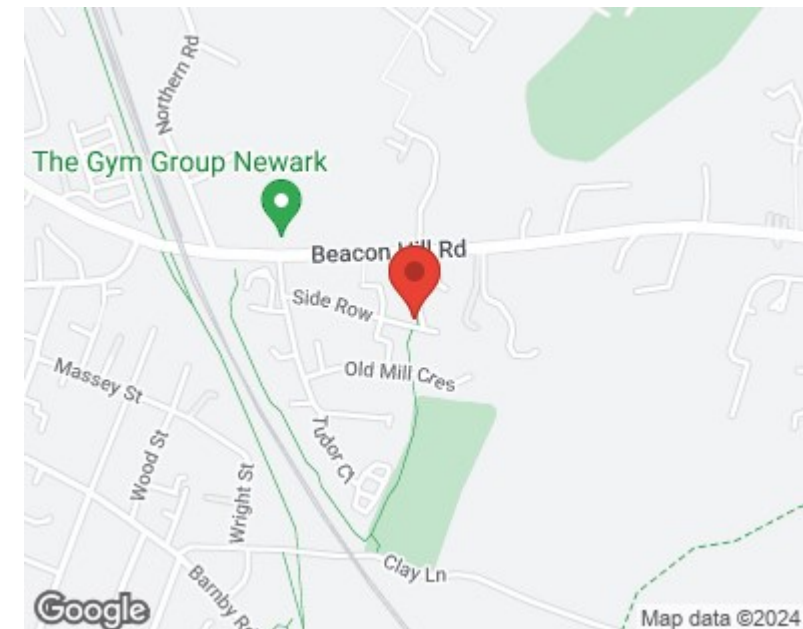
Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 45.5 sq. metres (490.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(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		
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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