



66 Stephen Road, Newark, NG24 2BG

£160,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Conveniently located on Stephen Road, this linked semi-detached three bedroom family home offers spacious living accommodation, close to shops, a primary school and Newark town centre.

On entering, the front door opens to a spacious entrance hallway that leads into a generous size lounge. The open-plan family dining room and kitchen is a particular feature, creating a wonderful space for family gatherings, ensuring that everyone can enjoy time together. Moving to the first floor, this home features three well-proportioned bedrooms and a family bathroom. The accommodation benefits from modern gas fired central heating and uPVC double glazed windows.

Outside, the property is complemented by both front and rear gardens, offering a lovely outdoor space for children to play. Also there are a range of outbuildings including, garden stores and a useful WC.

Newark town centre is situated just over 1 mile away and has a good range of shops and supermarkets, including Morrisons, Asda, Waitrose and Aldi. Newark Northgate Railway Station has trains travelling to London Kings Cross, in around 75 minutes. There are good local primary and secondary schools.

This semi-detached Wimpey No-Fines concrete built house was constructed c.1960 and modern external insulation cladding was added c.2017 with the dual benefit of increased energy efficiency and modernising the appearance of the house. There are uPVC double glazed windows and doors. The central heating system is gas fired with a modern Ideal combination boiler fitted c.2022. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

10'6 x 6'8 (3.20m x 2.03m)

UPVC double glazed front entrance door, staircase leading to first floor, radiator.

LOUNGE

13'11 x 10'2 (4.24m x 3.10m)



UPVC double glazed window to the front elevation, radiator, laminate floor covering.

OPEN PLAN KITCHEN AND DINING ROOM

20'11 x 10'4 (6.38m x 3.15m)



Built in cupboard housing the Ideal gas combination central heating boiler fitted c.2022. There is a uPVC double glazed window to rear elevation and French doors giving access to the rear garden. There is a uPVC double glazed door to the side, radiator. Range of fitted glass white kitchen units comprise base cupboards and drawers with

working surfaces over, inset stainless steel one and a half bowl sink and drainer, tiling to splashbacks. Eye level wall mounted cupboards, plumbing and space for automatic washing machine. Fitted appliances include electric ceramic hob and electric oven. Dining area with space for a dining table or comfortable seating.

FIRST FLOOR

LANDING

Loft access hatch, radiator, uPVC double glazed side window.

BEDROOM ONE

12'7 x 8'7 (3.84m x 2.62m)



Built in triple wardrobe, uPVC double glazed window to rear elevation, radiator.

BEDROOM TWO

11' x 10'2 (3.35m x 3.10m)



UPVC double glazed window to front elevation, radiator, built in wardrobe.

BEDROOM THREE

7'1 x 6'3 (2.16m x 1.91m)
(plus 4' x 3'4)



UPVC double glazed window to front elevation, radiator, built in cupboard over stairs.

FAMILY BATHROOM

7'11 x 5'4 (2.41m x 1.63m)



Fitted with a white suite comprising low suite WC, wall mounted wash hand basin, p-shaped panelled bath, wall mounted Mira shower over, tiling to splashbacks, glass shower screen, extractor fan, Wall mounted chrome towel radiator, uPVC double glazed window to rear elevation.

OUTSIDE

The property occupies a generous sized plot. To the frontage there is a recently built wooden picket fence. The front garden is laid to lawn with a concrete pathway leading to the front door and along the side of the house. The spacious rear garden is enclosed with a good wooden close boarded fence to the boundary. There is a lawned garden and paved terrace and a range of outbuildings including WC with high suite WC, garden store and coal store.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. There is a gas fired central heating system with a modern Ideal combination boiler fitted c.2022 and located in the kitchen cupboard.

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.

POSSESSION

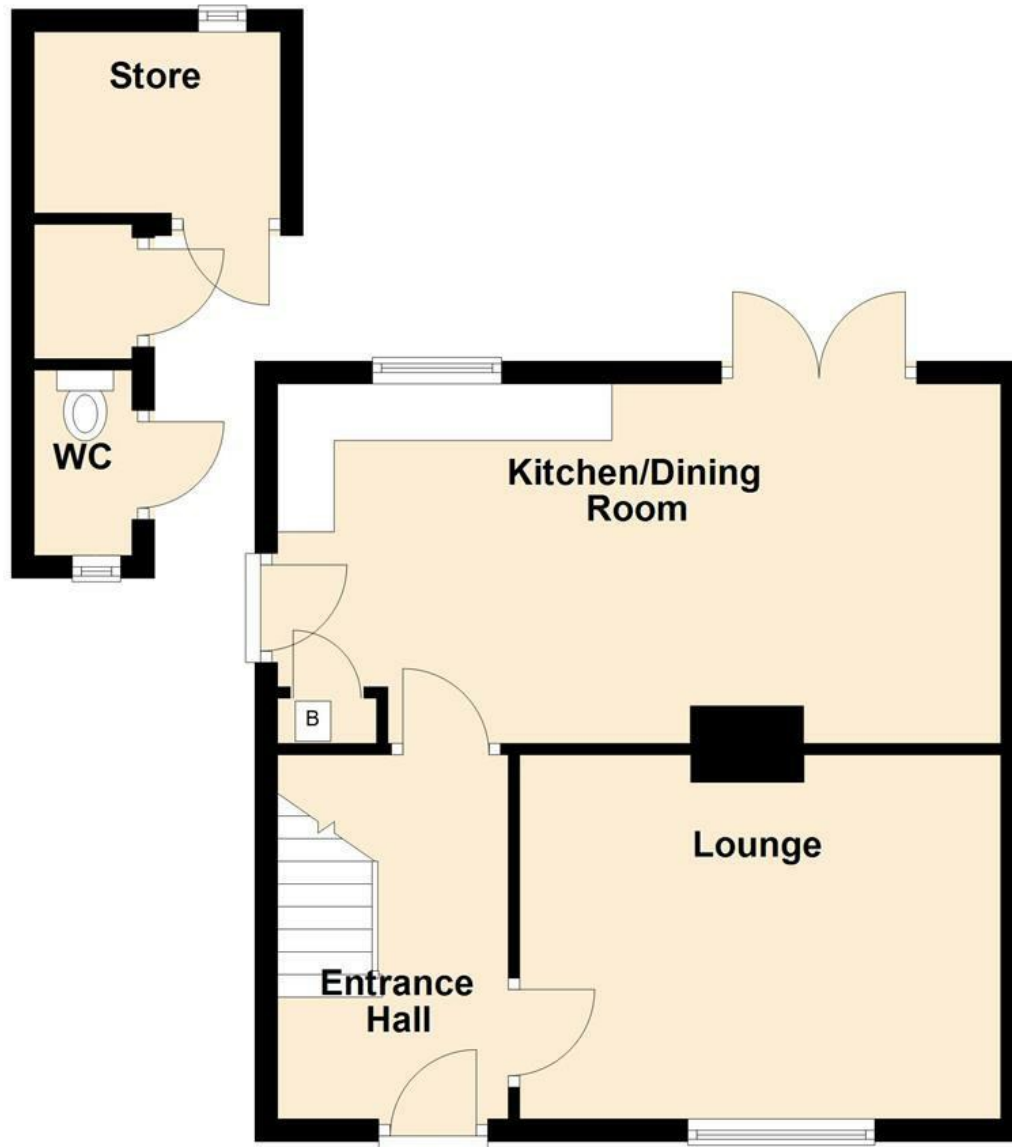
Vacant possession will be given on completion.

COUNCIL TAX

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

Ground Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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 611 811



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