



**Albert Street, Newark NG24 4BJ**

**welcome to**

**Albert Street, Newark**

TENANT IN SITU. A beautifully presented Grade II listed mid-terraced house ideally located within walking distance to the town centre and offers wonderful character and charm! Briefly comprising of basement room, living room, kitchen/diner, bathroom and courtyard garden with outbuilding.



### **Basement**

12' 2" x 11' 4" ( 3.71m x 3.45m )

Accessed from the kitchen/diner.

### **Ground Floor**

#### **Living Room**

12' 4" x 12' 6" ( 3.76m x 3.81m )

Leading through the front door from the street with gas fire, radiator and single glazed window to the front.

#### **Kitchen/Diner**

9' 3" x 12' 5" ( 2.82m x 3.78m )

A range of low and eye level units with part tiled walls, sink, dishwasher, gas cooker, extractor, space for two under counter appliances, radiator and single glazed window to the rear.

### **First Floor**

#### **Landing**

First floor landing with access to both bedrooms and family bathroom.

#### **Bedroom One**

12' 5" x 10' 11" ( 3.78m x 3.33m )

A spacious DOUBLE bedroom with two storage cupboard, radiator and single glazed window to the front.

#### **Bedroom Two**

6' 11" x 7' 9" ( 2.11m x 2.36m )

A good sized second bedroom with storage cupboard, radiator and single glazed window to the rear.

#### **Family Bathroom**

A modern fully tiled three piece family bathroom with WC, wash hand basin and bath with shower over.

### **Outside**

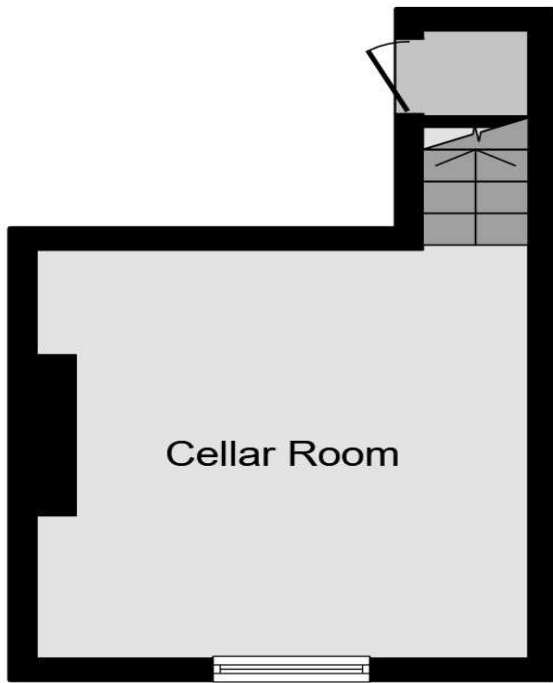
#### **Rear Garden**

The rear of the property is enclosed with timber fencing, mainly paved patio making it a lovely courtyard with outbuildings to the rear. There is also side gate access to the front of the property.

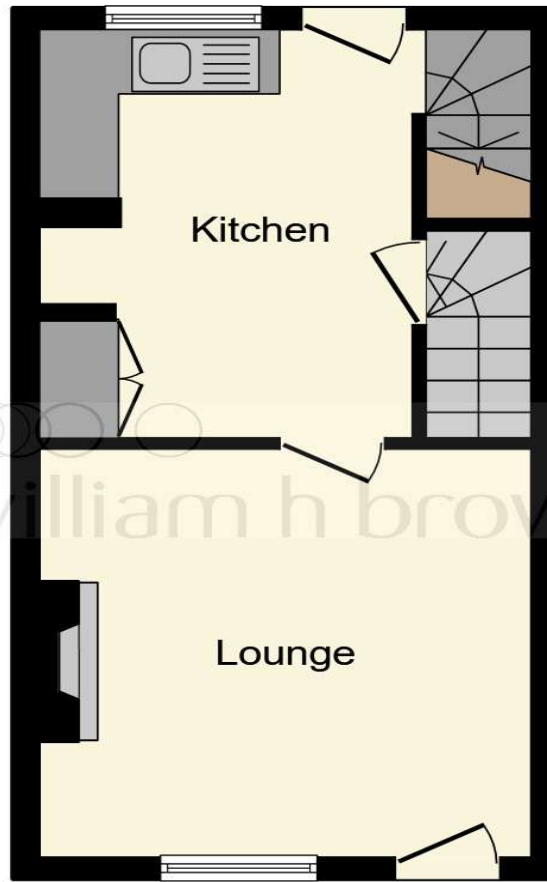


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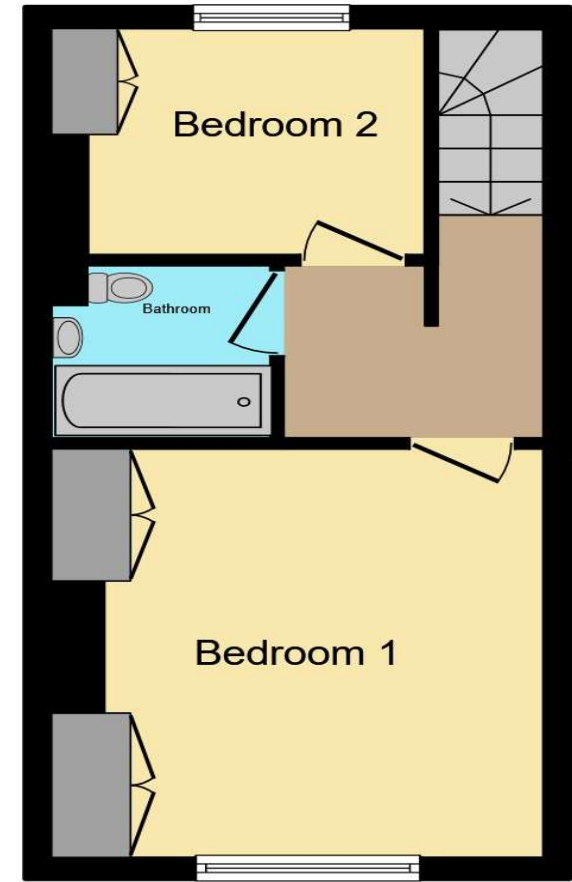




**Basement**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Albert Street, Newark

- IDEAL INVESTMENT WITH TENANT IN SITU - PAYING £850PCM
- GRADE II LISTED MID TERRACED HOUSE
- TWO BEDROOMS
- KITCHEN/DINER
- LIVING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105873 - 0011

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