



Newnham Road, Newark

Asking Price £130,000



Newnham Road

Newark

MARKETED WITH NO CHAIN Presenting a superb first time or investment purchase, this brilliant terrace is ideally located in the heart of Newark-on-Trent, just a short walk from the town centre, main link train links at Newark North Gate station and a host of local amenities. The property has undergone a fantastic internal renovation, with this home representing a home for a buyer to move straight into.

The property's accommodation comprises to the ground floor: spacious lounge, generous under stairs storage cupboard and delightful dining kitchen which opens through to a utility area and has a range of appliances to include a four ring electric hob, electric oven, integrated dishwasher and fridge/freezer. The first floor is welcomed by a useful landing space and gives access to two bedrooms and a marvellous family bathroom suite.

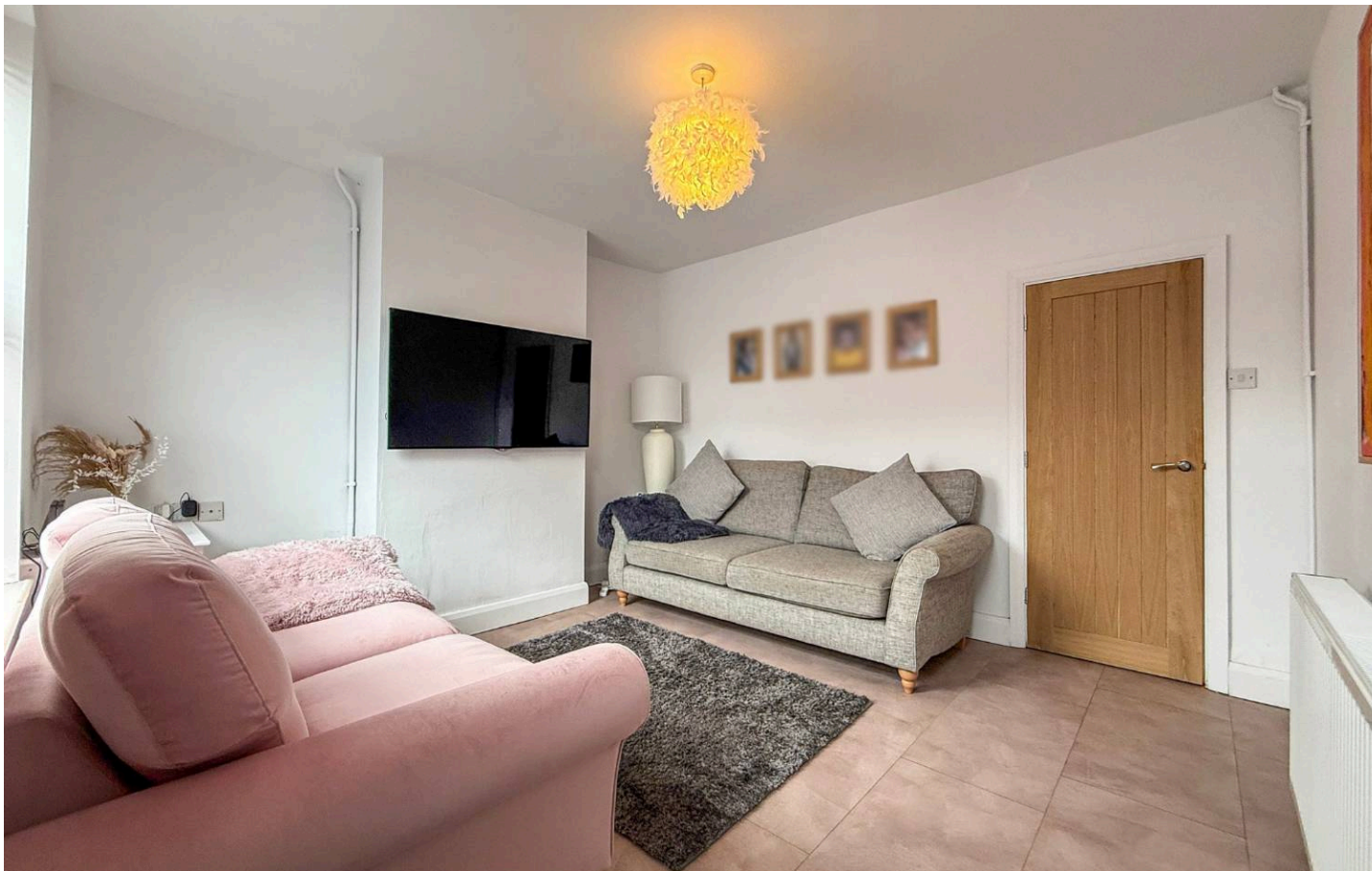
Externally, the property has on street parking available to the front and an enclosed rear courtyard that is low maintenance, with further gated access that leads out to an outbuilding. Other features of the property include gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Lounge

12' 3" x 11' 3" (3.73m x 3.43m)

Dining Kitchen

11' 5" x 11' 3" (3.48m x 3.43m)

Utility Area

6' 4" x 4' 0" (1.93m x 1.22m)

Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom Two

10' 8" x 7' 0" (3.25m x 2.13m)
maximum measurements

Bathroom

11' 4" x 6' 2" (3.45m x 1.88m)
maximum measurements

Agent's Note - Access

There is a shared passageway at the rear of the property.



Services

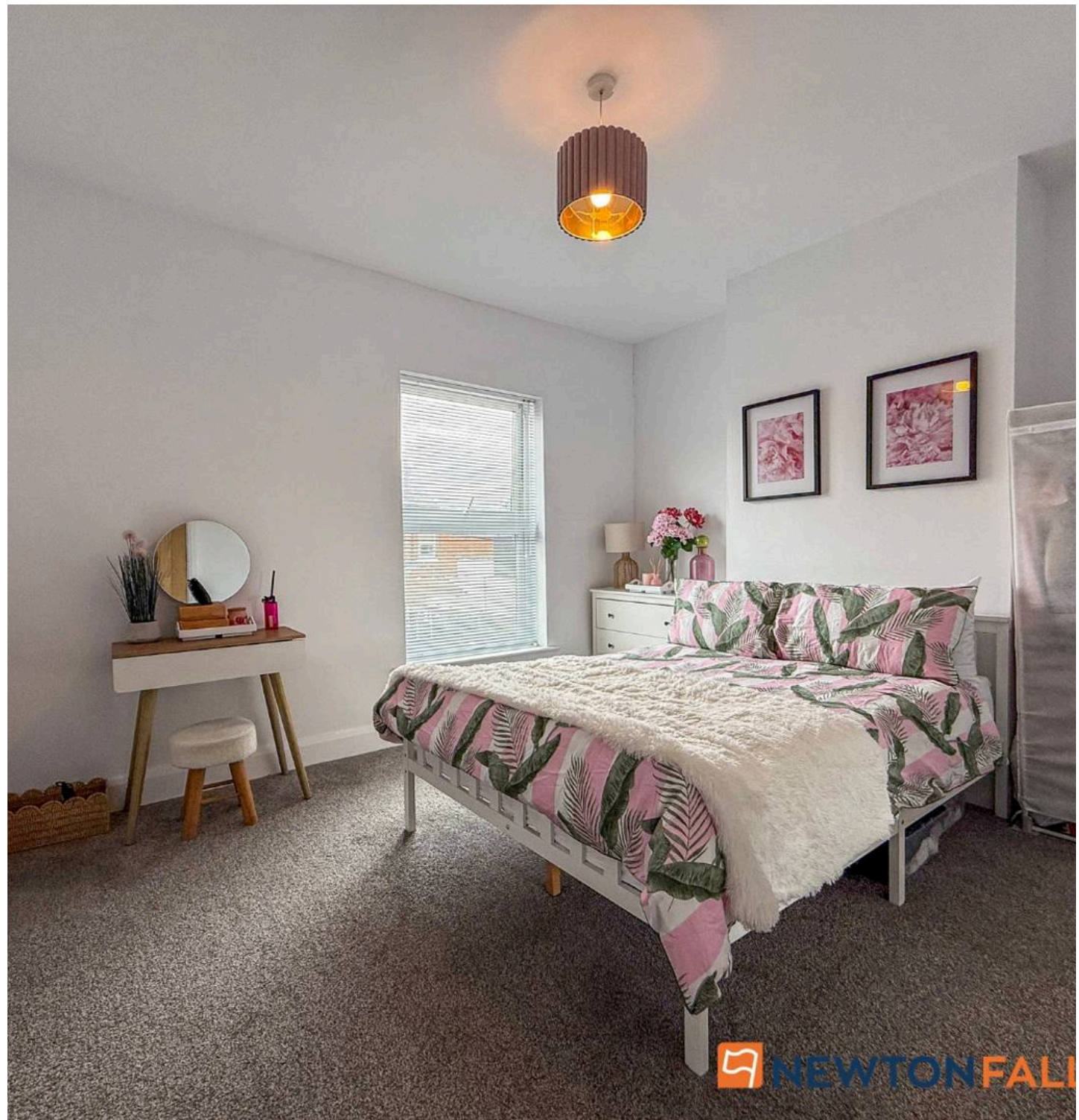
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 691 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

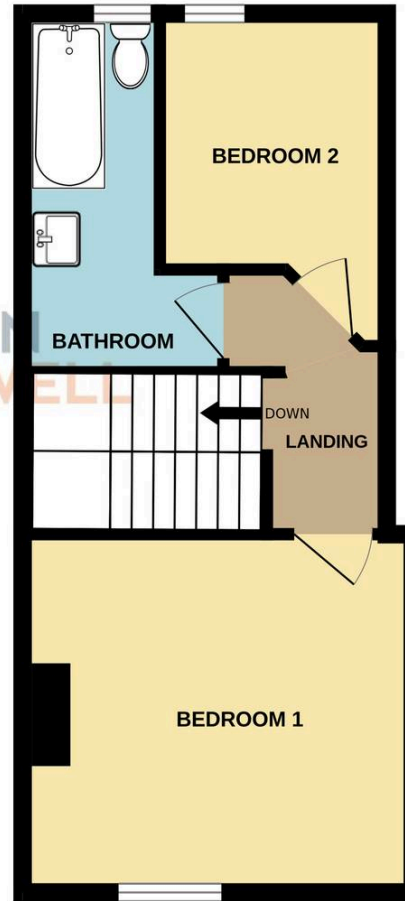
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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