



34 King Street, Newark, NG24 4UQ

Guide Price £150,000

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Situated on King Street in the charming town of Newark, this delightful extended two-bedroom end terrace house presents an excellent opportunity for first-time buyers or investors. This characterful property seamlessly combines a blend of modern living and comfort.

This well presented extended two bedroom end terrace presents a great opportunity for first time buyers and investors alike. The ground floor boasts an inviting lounge with fireplace, an open plan dining kitchen area which is 19' long with modern fitted units and a Velux skylight, creating a bright environment. A rear lobby has space a washing machine. In addition, there is a useful ground floor shower room fitted with a modern white suite including a double shower enclosure.

The first floor provides two double bedrooms with one of them having an integrated cupboard and the other having new fitted wardrobes giving a modern feel for the property.

To the side of the property, there is a shared passage way allowing access to the rear garden which provides a high walled area, with a private and ample space, laid to lawn with a stone patio terrace. The air source heat pump unit which was installed in May 2025 provides central heating to the house. Kings Street which is a no through road. Viewing is highly recommended.

King Street is conveniently located within walking distance of excellent local amenities including the local primary school, shops and amenities in Newark Town Centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi. Newark Town Centre has an attractive mostly Georgian Market Square which holds regular markets and has a variety of independent shops, boutiques, bars, restaurants and cafes. Newark Northgate Railway Station has fast trains connecting to London King's Cross with journey times in the region of 1 hour 15 minutes. Newark Castle Station has trains connecting to Nottingham, Lincoln and Leicester. There are nearby access points for the A1 and A46 dual carriageways. Newark has primary and secondary schooling of good repute and a General Hospital.

The property is traditionally built with brick elevations under a tiled roof. The central heating is by an air source heat pump and there are replacement UPVC double glazed windows. The following accommodation is provided:

GROUND FLOOR

LOUNGE

12'03 x 11'06 (3.73m x 3.51m)

With terracotta tile flooring, one radiator, two built in wooden cupboards, uPVC double glazed window to the front and fireplace.

KITCHEN & DINING AREA

19'09 x 9'09 (6.02m x 2.97m)

UPVC double glazed window to side elevation and Velux skylight allowing plenty of natural light, radiator. Refitted modern design kitchen units comprise base cupboards and drawers, working surfaces above, inset sink and drainer with mixer tap, wall mounted cupboards, plumbing and space for dishwasher. Integrated appliances include an Indesit Schott Ceran electric induction hob and a built in Hotpoint electric oven.

Door and steps leading to cellar.



CELLAR

10'00 x 9'05 (3.05m x 2.87m)

Brick walls and flooring with Barrel vaulted ceiling.

LOBBY

9'04 x 3'11 (2.84m x 1.19m)

With Vinyl flooring, water tank, space and plumbing for washing machine. uPVC double glazed side door to the rear garden.

SHOWER ROOM

9'02 x 6'07 (2.79m x 2.01m)



Vinyl flooring, fully tiled walls, uPVC double glazed obscure glass window and extractor. Modern white suite comprising, low suite W.C, wash hand basin with vanity cabinet under and a double walk in shower enclosure with glass screen and a wall mounted shower.

FIRST FLOOR

BEDROOM ONE

14'08 x 11'02 (4.47m x 3.40m)



uPVC double glazed window to the front elevation, one radiator. Built in cupboard and new fitted wardrobes.

BEDROOM TWO

11'03 x 9'06 (3.43m x 2.90m)



uPVC double glazed windows to the rear elevation and one radiator and Integrated cupboard.

OUTSIDE

The Private rear garden is accessed through the shared passage and laid out with a stone paved patio terrace, lawned area and there is a useful timber storage shed. Air source heat pump unit which was installed in May 2025.



SERVICES

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

TENURE

The property is freehold.

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

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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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.

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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