224 Grange Road, Newark, NG24 4PP

£180,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-maintained and nicely presented three bedroom semi-detached family home, originally built in 1964 as a police house, conveniently located close to Newark Town Centre and offering generous accommodation with excellent scope for further enhancement.

The accommodation comprises an entrance hall, a comfortable lounge which opens through to the dining area creating a pleasant open-plan layout, together with a spacious kitchen fitted with a range of units. A particular feature of the property is the large utility room, which offers excellent versatility and could lend itself well to conversion into a family room, garden room or an extended dining kitchen, subject to any necessary consents.

To the first floor there are three well-proportioned bedrooms and a shower room. The property further benefits from uPVC double glazed windows and gas fired central heating.

Outside, the property enjoys a driveway providing ample off-road parking for several vehicles, together with turning space and a single garage. To the rear is a secluded and well-enclosed garden with a lawn and patio terrace, creating a safe and secure outdoor space ideal for children and pets.

An ideal family home in a convenient location, offering space, practicality and future potential. Viewing is highly recommended.

Newark is a thriving and historic market town offering an excellent blend of character, convenience and connectivity. The town is centred around its attractive Georgian Market Square, which hosts regular markets and events and is surrounded by a wide variety of independent retailers, high street names and essential amenities.

For day-to-day shopping, Newark provides a strong selection of supermarkets including M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The town also offers a great range of cafes, bars and restaurants, from popular independents to well-known names such as Starbucks and Costa. Newark has also recently welcomed a Waterstones bookshop, complementing the town's already good selection of independent and charity bookshops around the town centre.

Newark is particularly well placed for commuters, with excellent road links to the A1 and A46, providing easy access to Nottingham, Lincoln and beyond. Newark Northgate Railway Station offers fast rail services to London King's Cross in approximately 75 minutes, making it a popular choice for those requiring regular access to the capital.

The town is well served by a range of primary and secondary schools, along with healthcare facilities including Newark Hospital, making Newark an ideal location for families, professionals and those looking to enjoy the benefits of a well-connected market town.

The property dates from 1964 and was originally a Police house. Constructed of brick under a tile roof covering. There is a brick built rear extension with flat roof. Central heating is gas fired from a back boiler in the lounge and windows are replacement uPVC double glazed units. The accommodation is described in detail as follows.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and side window. There is a radiator, staircase to first floor.

LOUNGE

13'5 x 13'6 (4.09m x 4.11m)
(measurement into bay window)

Walk in bay with uPVC double glazed window to the front. There is a TV point, double panelled radiator, wall mounted gas fire and central heating back boiler. Open plan to dining room.

DINING ROOM
9'10 x 8'9 (3.00m x 2.67m)

Radiator, uPVC double glazed window to rear, serving hatch through to the kitchen.

KITCHEN
11'8 x 10'2 (3.56m x 3.10m)

Radiator, uPVC double glazed window to rear elevation and door giving access to utility room. There is a walk in pantry with wall mounted shelving, electric consumer unit, uPVC double glazed side window and tiled floor, (cold shelf). Modern shaker design kitchen units comprise base cupboards and drawers with working surfaces over, inset stainless steel sink and drainer, tiling to spashbacks and part tiled walls. Wall mounted cupboards. Plumbing and space for a dishwasher.

UTILITY ROOM
18'4 x 7'1 (5.59m x 2.16m)

Scope to convert into dining kitchen extension, family room or garden room. This former outbuilding has uPVC double glazed windows to the rear and side elevations and a door giving access to the rear garden. Additionally there is a uPVC double glazed door giving access to the frontage. Plumbing for automatic washing machine, vent for dryer and four double powerpoints.

FIRST FLOOR

LANDING
uPVC double glazed side window and airing cupboard housing hot water cylinder.

BEDROOM ONE
11' x 10'1 (3.35m x 3.07m)
(measurement excludes door recess)

Radiator, uPVC double glazed window to the front. There is a built in wardrobe with hanging rail and shelf.

BEDROOM TWO
11'8 x 8'4 (3.56m x 2.54m)
(measurement excludes door recess)

Radiator, uPVC double glazed window to rear elevation and built in wardrobe with hanging rail and shelving.

BEDROOM THREE
9'7 x 7'2 (2.92m x 2.18m)
(maximum measurement)

Built in wardrobe with hanging rail and shelving over staircase bulkhead. There is a uPVC double glazed window to the front and radiator.

SHOWER ROOM
9' x 4'10 (2.74m x 1.47m)

There is a uPVC double glazed window to the rear, radiator and part tiled walls. Suite comprising low suite WC and wash hand basin with vanity cupboards under. Counter top, wall cupboards and mirror. There is a tiled shower cubicle with a Showerlux glass screen and door, wall mounted electric Triton Riba electric shower over.

OUTSIDE

The property occupies a generous sized plot. To the frontage there is a hawthorn hedge with centre opening wrought iron gates leading to a concrete driveway with parking for two vehicles plus gravelled hard standing offering further parking for two cars and turning space.

To the side of the house there is a wooden gate leading to a paved pathway and concrete yard. To the rear is an enclosed garden with paved patio terrace and pathway as well as a lawned garden with borders. The enclosure offers a safe area for children and pets.

SINGLE GARAGE
19'9 x 8'10 (6.02m x 2.69m)
The construction of the garage contains asbestos. There are wooden centre opening entrance doors.

TENURE
The property is freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a back boiler located in the lounge.

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

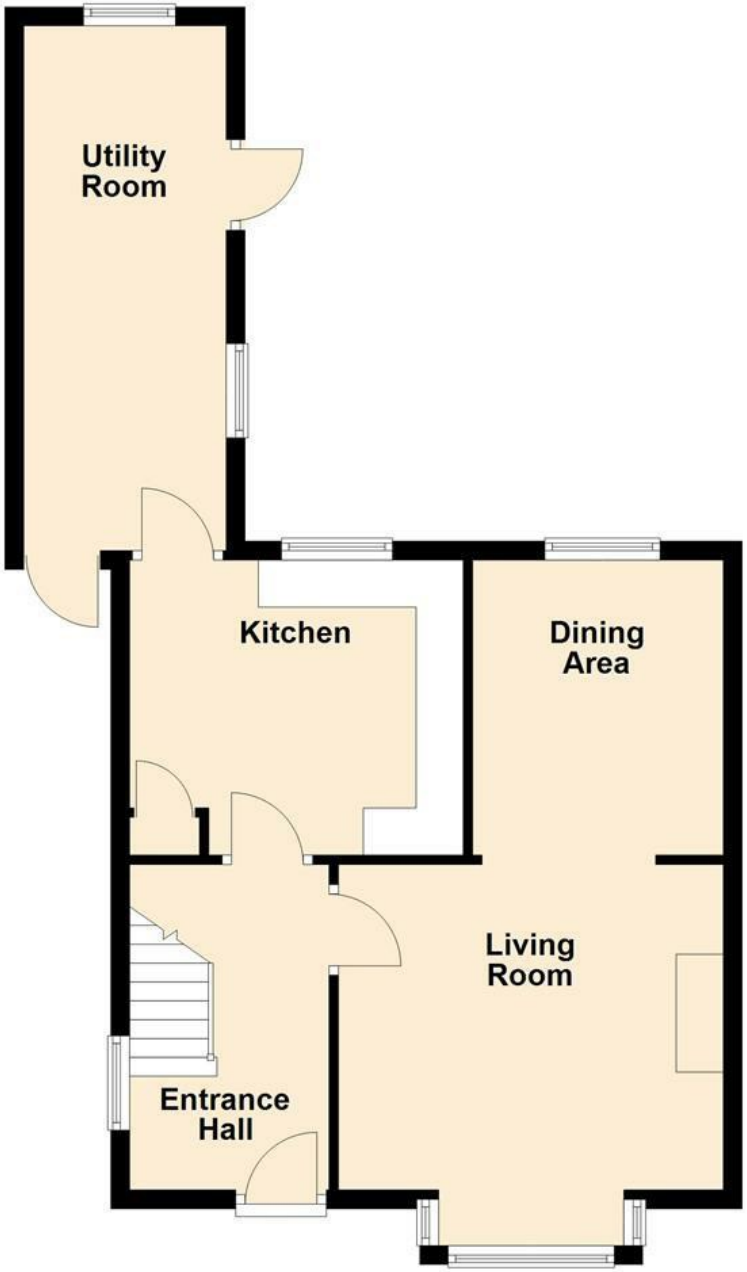
Strictly by appointment with the selling agents.

COUNCIL TAX

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

Ground Floor

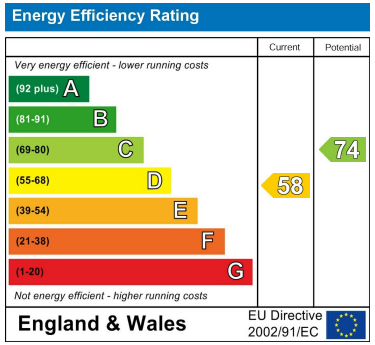
Approx. 55.3 sq. metres (595.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)

Total area: approx. 97.4 sq. metres (1048.7 sq. feet)



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

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The Property Ombudsman

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