



22 Wright Street

Newark, NG24 1PJ

£120,000

Offered for sale with No Onward Chain, this well proportioned period terrace provides a practical and affordable opportunity for first time buyers or investors. The accommodation is thoughtfully arranged for modern living, with a comfortable living room leading through to a Shaker style kitchen and a convenient downstairs shower room with mains fed shower. Upstairs, there are two good sized double bedrooms, while the cellar provides useful additional storage. To the rear, the open plan garden offers outdoor space, ideal for relaxing, entertaining or enjoying some fresh air. With its straightforward layout, useful additional space and no onward chain, this is an appealing opportunity for those looking to take their first step onto the property ladder or add to an investment portfolio.



22 Wright Street, Newark, NG24 1PJ

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

LIVING ROOM

11' 5" x 10' 2" (3.5m x 3.1m) With uPVC double glazed door and uPVC double glazed window to the front elevation, radiator and door to the inner lobby.

INNER LOBBY

With stairs to the first floor and door to the kitchen.

KITCHEN

11' 5" x 10' 5" (3.5m x 3.2m) With a range of Shaker wall and base units with a work surface incorporating a sink unit. Fitted oven, ceramic hob and stainless steel extractor hood. Under counter spaces for a washing machine and a fridge freezer. Tiled splashbacks, uPVC double glazed window to the rear elevation, door to the cellar and door to a rear lobby area.

REAR LOBBY

With uPVC double glazed door leading to the garden and door to the shower room.

SHOWER ROOM

6' 6" x 6' 2" (2m x 1.9m) Fitted with a shower cubicle with a mains fed shower, low level WC and wash hand basin. Tiled walls, chrome heated towel rail and uPVC double glazed window to the rear elevation.

BEDROOM ONE

11' 5" x 10' 5" (3.5m x 3.2m) With uPVC double glazed window to the rear elevation, radiator and built-in cupboard housing the combination boiler.

BEDROOM TWO

11' 5" x 9' 10" (3.5m x 3m) With uPVC double glazed window to the front elevation and radiator.

CELLAR

With access from the kitchen and divided into two rooms.

OUTSIDE

Open plan garden at the rear

KEY FACTS FOR BUYERS SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A (Newark and Sherwood DC).

TENURE – Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

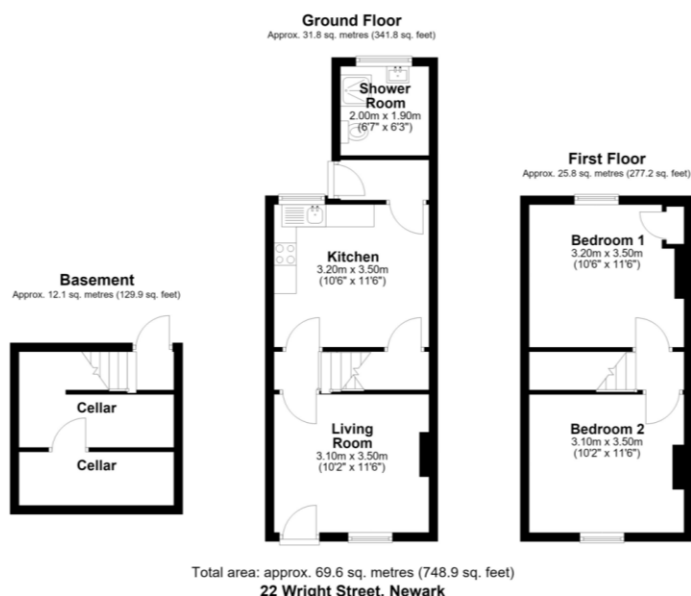
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



46 Middle Gate
Newark
NG24 1AL
01636 700888

22 King Street
Southwell
NG25 0EN
01636 813971

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.