



Stodman Mews, Newark

Guide Price £120,000 to £130,000



## Stodman Mews

### Newark

MARKETED WITH NO CHAIN Enjoying a marvellous secluded position in the heart of the Newark town centre, this terraced home represents a brilliant hidden gem, with the property located a stones throw from the host of amenities the town has to offer, yet retains a wonderful private feel. This home represents a fantastic first time or investment buy.

The property's accommodation comprises: spacious lounge with generous understairs cupboard, inner hall with stairs to first floor, kitchen with four ring gas hob and electric oven, two well-proportioned bedrooms and a family bathroom suite.

Outside, the property benefits from an enviable tucked away position and is set within a range of mews houses. This home has an enclosed front garden with a small lawned area and gravelled seating area. There is an additional low maintenance courtyard garden to the rear. Other features of this home include gas central heating and UPVC double glazing throughout.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





### Lounge

14' 1" x 12' 6" (4.29m x 3.81m)  
maximum measurements

### Inner Hall

8' 3" x 3' 2" (2.52m x 0.96m)

### Kitchen

8' 3" x 7' 6" (2.52m x 2.29m)

### Bedroom One

11' 0" x 10' 9" (3.35m x 3.28m)

### Bedroom Two

10' 0" x 7' 11" (3.05m x 2.41m)

### Bathroom

6' 8" x 5' 9" (2.03m x 1.75m)

### Agent's Note

The property has access to a communal mews area.



### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 601 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.

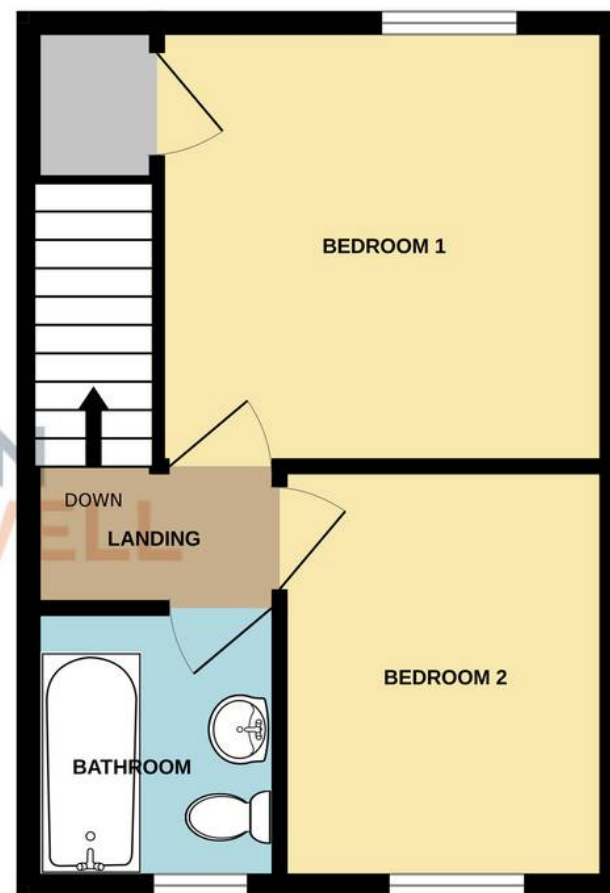
### **Referrals**

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

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