



**Holden Crescent, Newark NG24 4HU**



**welcome to**

**Holden Crescent, Newark**

**\*\*NO ONWARD CHAIN\*\*** A rare opportunity to purchase this HMO, ideally located in a sought-after area of Newark with easy access into the town centre. Offering spacious accommodation throughout with lounge, open plan kitchen/diner, seven bedrooms, four bathrooms, driveway & rear garden.



**Entrance Hall**

Having a radiator, plumbing for washing machine and double glazed window.

**Lounge**

There is a radiator and door to the garden.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, sink, cooker, hob, two extractors, two spaces for appliances, two skylight windows and double glazed window.

**Dining Room**

Having a radiator and opening to the:

**Downstairs Shower Room**

Fitted with a shower cubicle, wash hand basin, WC, radiator and partly tiled walls.

**Bedroom Two**

Having a radiator and two skylight windows.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, towel rail and tiled walls.

**Bedroom Four**

Having a radiator, sink and bay window.

**First Floor****Bedroom Three**

There is a storage cupboard, radiator, sink and window.

**Bedroom Five**

There is a built-in wardrobe, radiator, sink and window.

**Bedroom Six**

Having a built-in wardrobe, radiator, sink and window.

**Bedroom Seven**

There is a storage cupboard, radiator and two skylight windows.

**Bathroom**

Fitted with a suite comprising of bath with shower over, wash hand basin, WC, extractor, partly tiled walls, radiator and window.

**Second Floor****Bedroom One**

There is a radiator, sink and bay window.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, tiled walls and skylight window.

**Outside Front**

To the front of the property there is a gravelled driveway and side access to the rear.

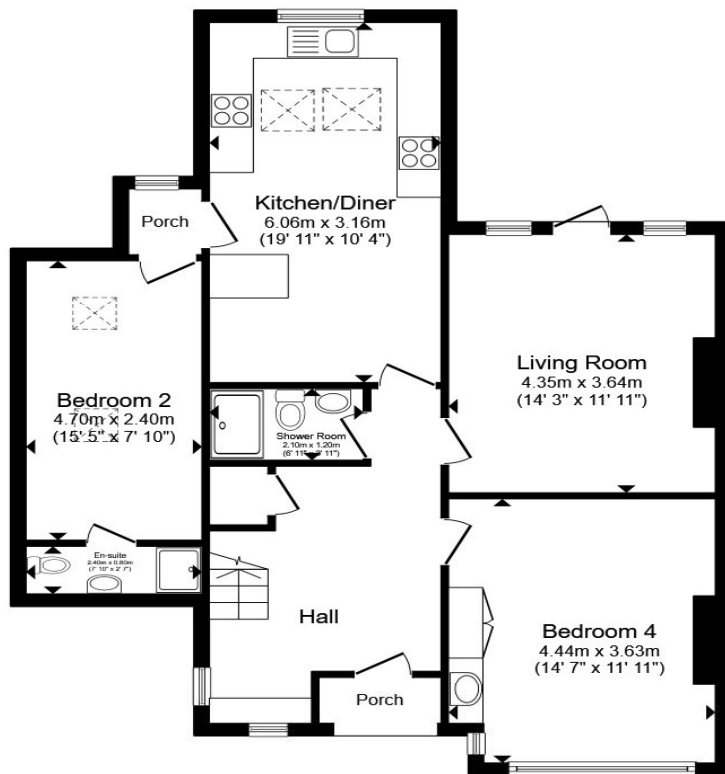
**Rear Garden**

The fully enclosed rear garden is mainly laid to lawn with patio area.

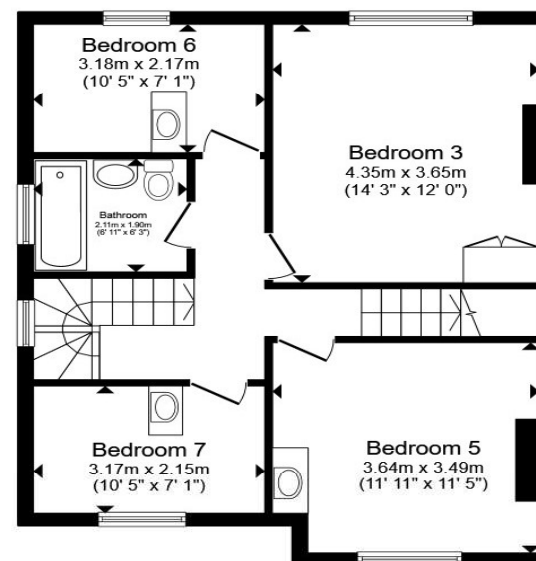


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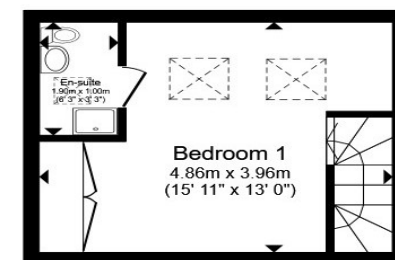




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 162.9 m<sup>2</sup> (1,753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**welcome to**

## **Holden Crescent, Newark**

- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- 7 BED HMO
- SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106332 - 0002

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