



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.

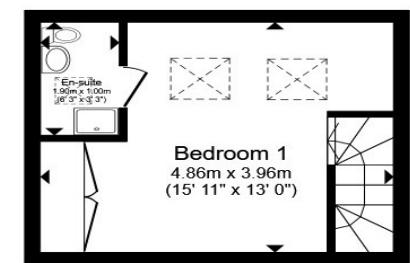
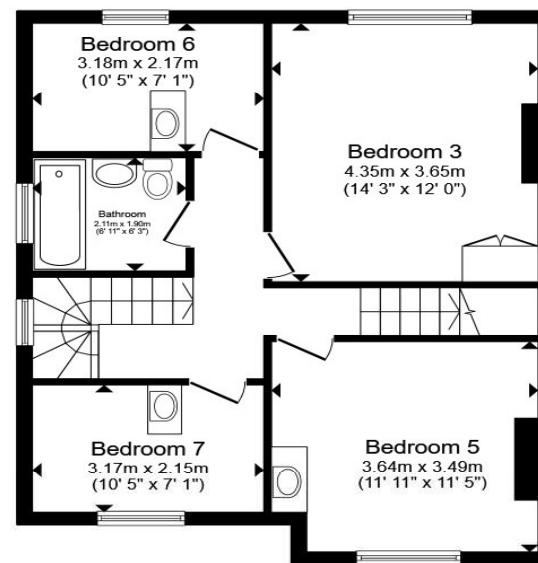
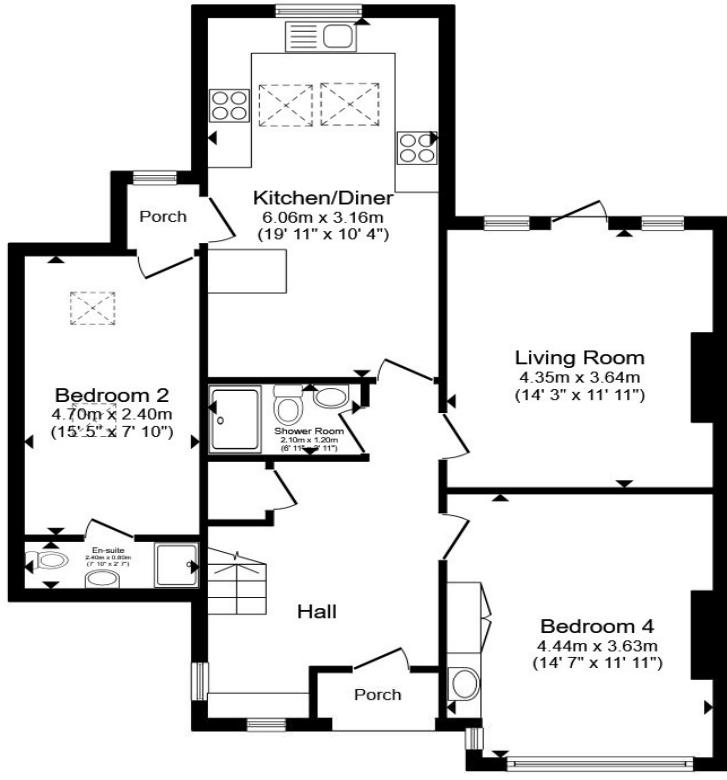
Rear Garden

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



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Total floor area 162.9 m² (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

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



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NWK106332 - 0002

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