29 North Gate, Newark, NG24 1HD

Open To Offers £139,950

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Situated on North Gate in the popular market town of Newark, this Grade II listed three-storey townhouse offers an excellent opportunity for first-time buyers or investors. The property combines period character with practical modern living, all set in a highly convenient location close to local amenities and transport links.

This well presented three bedroom townhouse is arranged over three floors. The ground floor consists of a living room with fireplace creating a warm and bright space, dining room providing access to the cellar, and kitchen. The first floor features the landing leading to a contemporary style bathroom and, bedroom which can be used as a living room or home office. The second floor comprises of the landing opening to two spacious double bedrooms.

The private rear courtyard is enclosed with an outside W.C and an open bay outbuilding which is great for storage. The property is full of character, and a viewing is highly recommended.

Newark is superbly placed for commuters, with excellent road links to the A1 and A46, providing swift access to Nottingham, Lincoln and major regional centres. Newark Northgate offers fast rail services to London King's Cross in approximately 75 minutes. The town itself is a vibrant market centre, home to a wide selection of amenities including an M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The attractive Georgian Market Square hosts regular markets and is surrounded by an appealing mix of independent boutiques and national retailers, including a recently opened Waterstones bookstore, complementing an already good selection of independent and charity book shops around the town centre. Newark also offers a great choice of cafes, bars and restaurants, including established brands such as Starbucks and Costa. The area benefits from well-regarded primary and secondary schooling and the services of Newark Hospital.

This mid-town house is constructed of brick under a pantile roof covering. The windows are Wood framed and predominantly secondary glazing and the gas fired central heating is served by a Worcester combination boiler. The property can be described in more details as follows.

GROUND FLOOR

LIVING ROOM
12'02 x 10' (3.71m x 3.05m)

(plus 3'10 x 3'3 measured into window recess).

Wooden front entrance door, two wooden framed single glazed windows to front elevation. Non-opening feature window through to the dining room., wooden floor. Fireplace with surround, cast iron radiator, built in double cupboard.

DINING ROOM
11'04 x 8'01 (3.45m x 2.46m)

Wood framed secondary glazed window to rear elevation, beamed ceiling. Staircase to first floor. quarry tiles flooring. Fire place with wooden mantle over, cast iron radiator. Built in cupboard. Space for an American style fridge freezer, space for a dining table. Door with access to cellar.

CELLAR
11'03 x 9' (3.43m x 2.74m)
Barrel vaulted ceiling, brick walls and floor.

KITCHEN
6'05 x 6' (1.96m x 1.83m)

Wooden framed single glazed window to rear elevation, wood floor, Base units and drawers with laminate working

surfaces over incorporating a white ceramic sink, tiled splashbacks. Eye level units. Integrated appliances include a Siemens four ring hob, oven and dishwasher. Plumbing for a washing machine. Worcester combination boiler.

FIRST FLOOR

BEDROOM ONE
12'01 x 11'06 (3.68m x 3.51m)

Wood framed secondary glazed window, fireplace with wooden surround, cast iron radiator. Currently being used as a second living room.

BATHROOM
8'04 x 7'09 (2.54m x 2.36m)

Wood framed secondary glazed window to rear elevation. Bath with shower over featuring rain head shower. High level WC, pedestal wash hand basin. Underfloor heating, ceramic tiled floor. Internal window to the landing. Airing cupboard with shelving and controls for underfloor heating.

SECOND FLOOR

BEDROOM TWO
12'02 x 11'04 (3.71m x 3.45m)

Wooden framed secondary glazed window to front elevation. Wooden built in double wardrobe. Carpet, radiator.

BEDROOM THREE
10'11 x 8'1 (3.33m x 2.46m)

Wooden framed secondary glazed window to rear elevation. built in cupboard with loft hatch access, carpet, radiator.

OUTSIDE

The enclosed rear courtyard is block paved. There are two outbuildings, one housing a WC and the second, former coal store, can be used for storage. There is a further open bay outbuilding, great for storage, with a wood roof covering. Additionally there is an Outside tap.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

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
This is property is under Newark and Sherwood District Council Tax Band A.

CELLAR **GROUND FLOOR** **FIRST FLOOR** **SECOND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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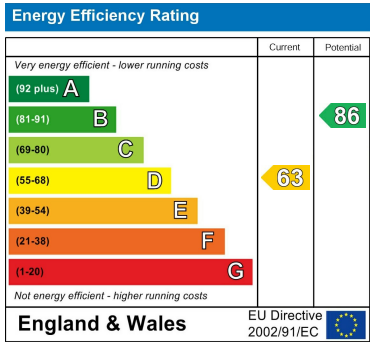

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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