



Harcourt Street, Newark

Guide Price £260,000 to £270,000



Harcourt Street

Newark

MARKETED WITH NO CHAIN Having been tastefully renovated throughout, this bay fronted terraced home boasts substantial and spacious accommodation ideally suiting a family, and benefits from falling within a popular residential area and is within walking distance of Newark town centre and the host of amenities it has to offer.

The property's accommodation comprises to the ground floor: entrance hallway, beautiful bay fronted lounge, separate dining room which opens through to a superb kitchen with appliances to include a four-ring electric hob and electric oven, with a connecting door down to a useful cellar room and a further opening through to a garden room. The first floor is welcomed by a generous landing space and has three well-proportioned bedrooms and a quality family bathroom.

Outside, the property has on street parking available to the front with a wrought iron gate opening to a low maintenance walled frontage. The rear garden benefits from a good degree of privacy and catches the evening sun. There are both gravelled and lawned areas with a mixture of mature plants/shrubs to borders. Other features include gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

15' 2" x 3' 4" (4.62m x 1.02m)
maximum measurements

Lounge

15' 1" x 11' 9" (4.60m x 3.58m)
maximum measurements into bay window

Dining Room

12' 11" x 12' 1" (3.94m x 3.68m)
maximum measurements

Kitchen

13' 9" x 8' 11" (4.19m x 2.72m)

Garden Room

8' 10" x 8' 2" (2.69m x 2.49m)
maximum measurements

Cellar Room

15' 8" x 11' 8" (4.78m x 3.56m)
maximum measurements

Bedroom One

15' 7" x 12' 5" (4.75m x 3.79m)

Bedroom Two

12' 11" x 9' 7" (3.94m x 2.92m)

Bedroom Three

10' 3" x 9' 0" (3.12m x 2.74m)
maximum measurements

Bathroom

6' 5" x 5' 2" (1.96m x 1.57m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,300 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

BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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