



Hatton Gardens, Newark

Guide Price £160,000 to £165,000



Hatton Gardens

Newark

Representing an excellent opportunity for a first-time buyer, this immaculately presented two-bedroom terraced home enjoys a convenient location within comfortable walking distance of Newark town centre and its extensive range of amenities.

The property offers well-proportioned accommodation arranged over two floors, with a particularly useful and somewhat unusual benefit of shared side access through double gates, shared with the neighbouring property. The access leads through to the rear and, with a dropped kerb already situated to the front of the gates, could potentially allow for vehicular access to the rear garden, subject to any necessary permissions and requirements.

Internally, the accommodation is presented to an excellent standard and briefly comprises a spacious lounge, inner hall with useful understairs storage cupboard, and a generous dining room leading through to the quality fitted kitchen. The kitchen benefits from underfloor heating and a range of integrated appliances including a four-ring gas hob, electric oven, dishwasher and washer/dryer. A sliding door provides access to a useful ground floor WC. To the first floor are two well-proportioned double bedrooms, together with a large four-piece family bathroom suite that also enjoys under floor heating.

Outside, the property enjoys a low-maintenance rear garden, incorporating a small lawned area alongside paved and block-paved sections. A further shared slate area provides access to a range of useful brick-built outbuildings. Further benefits include gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge

13' 0" x 11' 1" (3.96m x 3.38m)

Dining Room

13' 0" x 11' 3" (3.96m x 3.43m)

Kitchen

13' 7" x 6' 4" (4.14m x 1.93m)

Ground Floor WC

6' 0" x 3' 2" (1.83m x 0.96m)

Bedroom One

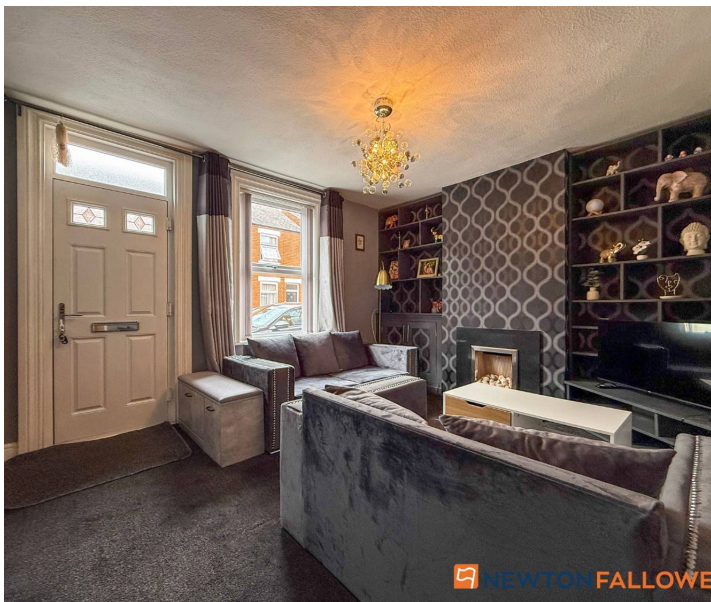
13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom Two

12' 11" x 11' 4" (3.94m x 3.45m)

Bathroom

11' 3" x 8' 8" (3.43m x 2.64m)



Agent's Note - Access

There is shared side access via the double gates with the neighbouring property along with shared area giving access the outbuildings in the rear garden.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 893 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

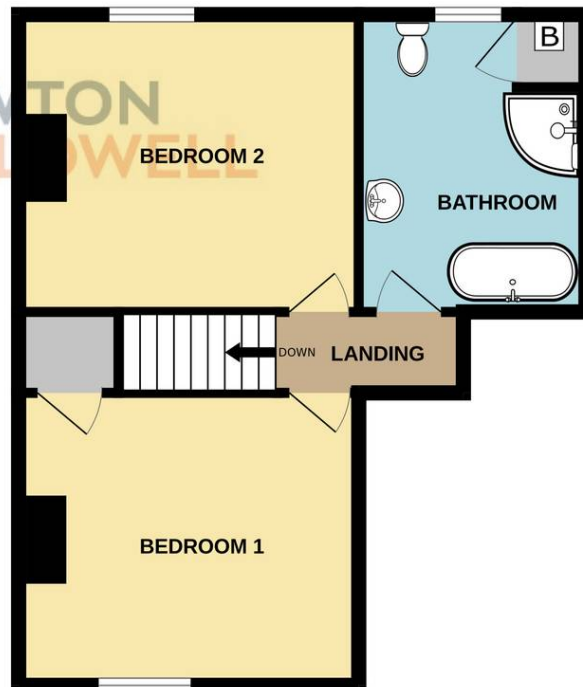
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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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