



44 Cross Street, Newark, NG24 1NZ

£130,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Extended mid terraced house
- Private uncrossed rear yard
- Two double sized bedrooms
- Town centre walking distance
- Co-operative store within walking distance
- Gas fire
- Lounge, dining room and kitchen
- Two brick built storage sheds
- Primary school walking distance
- EPC -

The accommodation includes a front sitting room, inner lobby with staircase, dining room with built in cupboards and an open plan kitchen area. The first floor provides two double sized bedrooms and the bathroom. The property is available with immediate vacant possession.

Cross Street is in a convenient location within comfortable walking distance of the town centre. The property is also conveniently located for Newark Northgate railway station with regular services to the north and King's Cross. There is a local Co-operative store. Barnby Road Primary School is again within walking distance and is a popular and very well regarded school.

The property built circa 1900 has a modern two story extension. The elevations are brick and the roof is a very low maintenance slate tile. The following accommodation is provided:

GROUND FLOOR

UPVC Front entrance door. Inner lobby with staircase.

SITTING ROOM

12' x 11' (3.66m x 3.35m)

Fireplace, built in cupboard with electric and gas metres, double panelled radiator.

DINING ROOM

11'11 x 11'11 (3.63m x 3.63m)

Open fireplace, cupboard under the stairs, double panelled radiator, tall built in cupboard.

KITCHEN

10'2 x 6'11 (3.10m x 2.11m)

Wall units, base units and working surfaces. Incorporating a stainless steel sink and drainer. Freestanding cooker, Glow Worm gas fired central heating boiler, double panelled radiator, rear entrance door.

FIRST FLOOR

LANDING

Inner landing with built in airing cupboard containing the hot water cylinder.

BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

Built in cupboard, double panelled radiator.

BEDROOM TWO

12'1 x 8' (3.68m x 2.44m)

With radiator.

BATHROOM

6'10 x 7'1 (2.08m x 2.16m)

Bath with a electric shower over and screen, basin and low suite WC.

OUTSIDE

Block paved yard and patio area. Small grassed area. Outside tap. The rear garden is uncrossed. Rear access by right of way is available from the nearby passageway. There are two brick built external storage sheds.

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

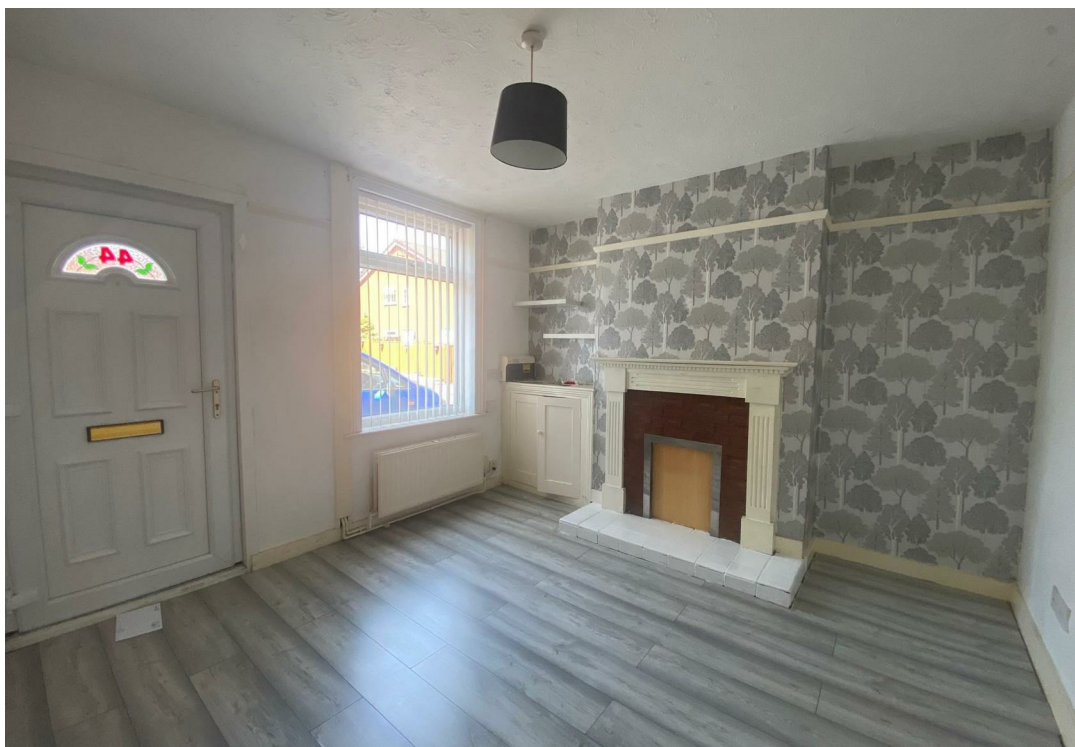
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

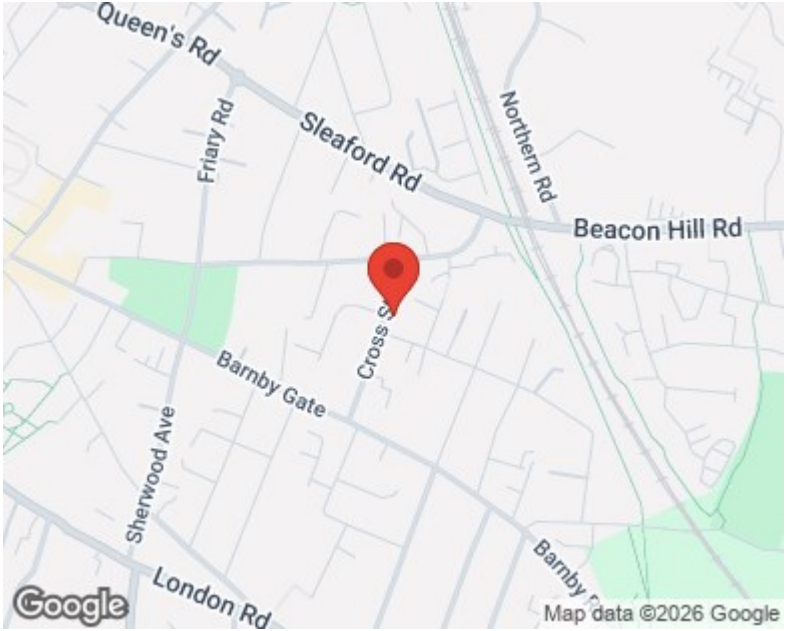
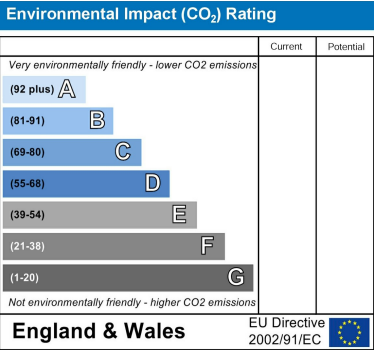
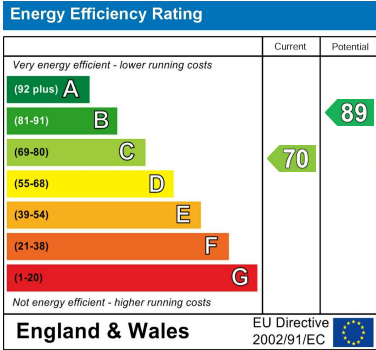
COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A





Floorplan to follow



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



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