



46 Cross Street, Newark, NG24 1NZ

**£130,000**  
Tel: 01636 611 811

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

An extended mid terraced house featuring an open plan kitchen/dining room with appliances, two spacious bedrooms and a first floor bathroom with quality fittings. Externally the property has an enclosed rear yard and two useful storage sheds. The central heating is gas fired and the windows and doors are uPVC double glazed throughout.

The property presents very well being nicely decorated and exceptionally well maintained. The property is available with immediate vacant possession.

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

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

### **GROUND FLOOR**

UPVC front entrance door.

### **SITTING ROOM**

12'4 x 11' (3.76m x 3.35m)



Fireplace surround, radiator and cupboard containing gas and electric meters.

### **INNER LOBBY**

With staircase.

### **DINING/LIVING ROOM**

12' x 11'10 (3.66m x 3.61m)



Fireplace surround, built in cupboard, spacious cupboard under the stairs, radiator and provision for a flat screen. Room thermostat control for the central heating. Open plan with the kitchen area.

### **KITCHEN AREA**

10'3 x 6'10 (3.12m x 2.08m)



Fitted with wall cupboards, base units and working surfaces incorporating a one and a half sink unit and tiled splashback. Integrated appliances including gas hob, oven and stainless steel hood. Plumbing for a washing machine. Ideal gas fired central heating boiler, LED lighting and uPVC rear entrance door.

### **FIRST FLOOR**

### **LANDING AND CORRIDOR**

With airing cupboard containing the hot water cylinder.

### **BEDROOM ONE**

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



Cupboard with trap door to the roof space, radiator.

### **BEDROOM TWO**

11' x 7'8 (3.35m x 2.34m)



With radiator.

### **BATHROOM**

7'5 x 6'10 (2.26m x 2.08m)



Bath with screen and electric shower, basin and vanity cabinet below, low suite WC, chrome heated towel rail, part tiled walls.

### **OUTSIDE**



The property has an enclosed rear yard, gravelled for low maintenance and fenced with an access gate to the passageway providing a rear access to the property and exit for wheelie bins, etc.

There are two closets of brick and slate construction. The right of way extends to adjoining properties.

### **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.

### **VIEWING**

Strictly by appointment with the selling agents.

### **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.

### **COUNCIL TAX**

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

Floorplan to follow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers