



Nicholson Street, Newark

Guide Price £180,000 to £185,000



Nicholson Street

Newark

Conveniently positioned within a quiet central residential location on a no-through road, falling only a short walk from Newark town centre and the main links to London from Newark North Gate train station, this mid terraced home represents a brilliant first time home and boasts immaculately presented accommodation throughout, making it a home ready to move straight into.

The property's accommodation comprises to the ground floor: spacious lounge with useful understairs cupboard, open plan dining kitchen with appliances to include a four ring induction hob, electric oven, integrated fridge/freezer, washing machine and dishwasher, quality three piece bathroom suite and to the first floor there are three well-proportioned bedrooms.

Outside, this home enjoys a low maintenance garden with a small courtyard area, and gate opening to pedestrian access for neighbouring properties which gives access to a small external store area and a further gate which opens through to a gravelled garden and concrete seating area. Other features of the property include on street parking, gas central heating and UPVC double glazed, with UPVC double glazed sash windows to the front aspect.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge

12' 2" x 12' 0" (3.71m x 3.66m)

Dining Room

12' 0" x 11' 11" (3.66m x 3.63m)

Kitchen

13' 7" x 7' 5" (4.14m x 2.26m)

Ground Floor Bathroom

7' 6" x 7' 1" (2.29m x 2.16m)

maximum measurements

Bedroom One

12' 2" x 12' 0" (3.71m x 3.66m)

Bedroom Two

12' 0" x 8' 11" (3.66m x 2.72m)

Bedroom Three

13' 10" x 7' 6" (4.22m x 2.29m)

Agent's Note - Connected Person

We are required under the Estate Agent Act 1979 and the Provision Of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by the Act.



Agent's Note - Access

Please note that between the courtyard garden and gravelled garden, there is right of access for neighbouring properties.

Services

Mains gas, electricity, water and drainage are connected.

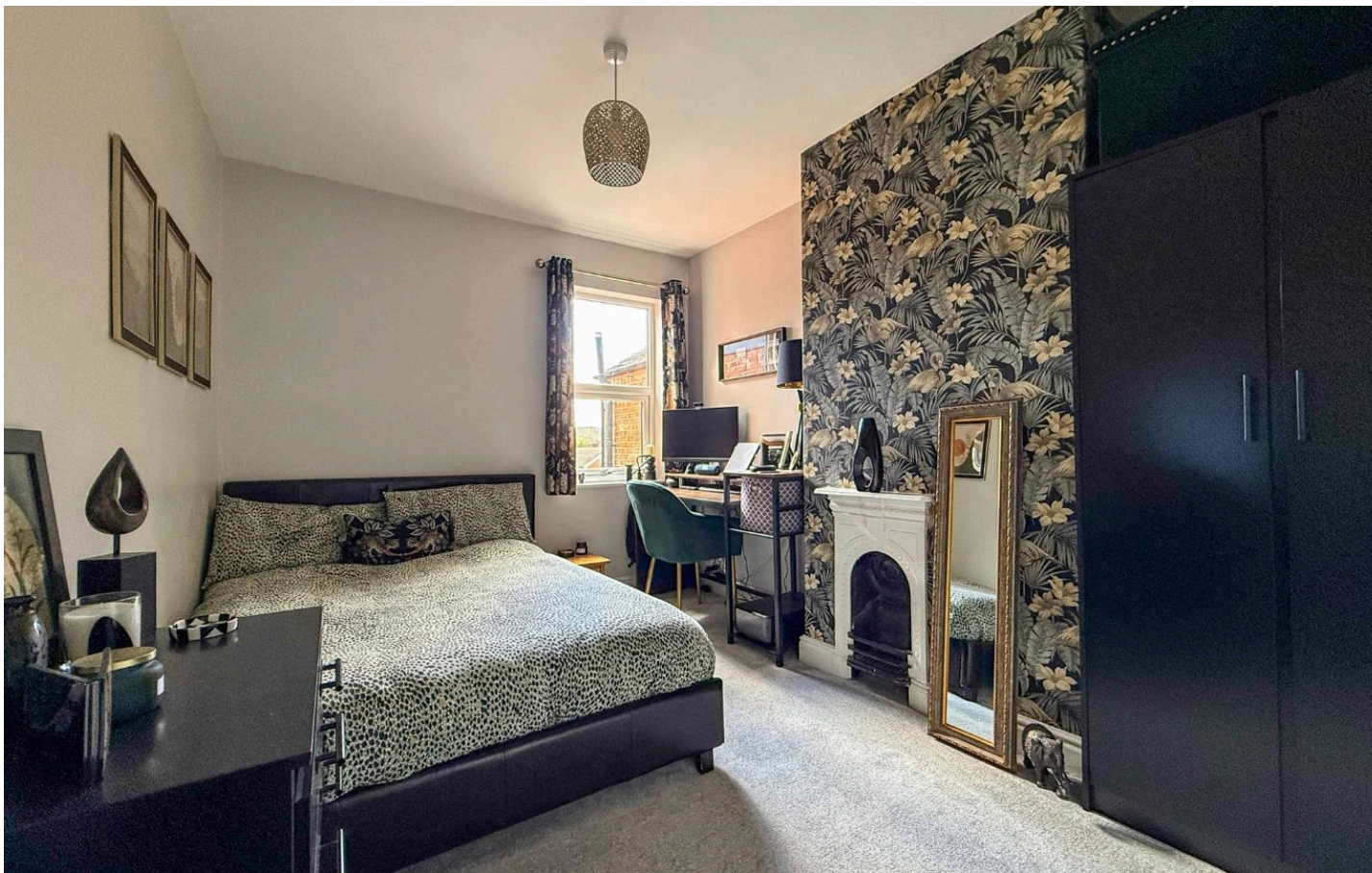
Square Footage

The square footage for this property is approximately 912 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.

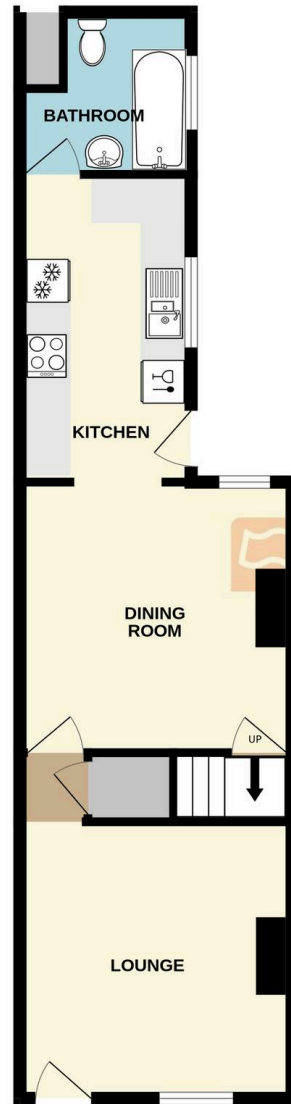
Referrals

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



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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