



Magdalene View, Newark
Asking Price £160,000



Magdalene View

Newark

Representing an excellent opportunity for first time buyers and investors alike, this appealing mid-terraced home enjoys a popular and convenient position within easy walking distance of Newark town centre. The property also falls within the sought-after catchment area for Barnby Road school, making it an attractive choice for a wide range of buyers.

The well-presented accommodation comprises an entrance hallway leading into a spacious lounge, with stairs rising to the first floor and an opening through to the generous dining kitchen. The kitchen provides a brilliant space for dining and entertaining, with provision for a freestanding cooker and a door leading directly out to the rear garden. To the first floor, there are two well-proportioned bedrooms, with the main bedroom benefiting from useful built-in storage, alongside a modernised family bathroom.

Outside, the property enjoys a particularly appealing low-maintenance rear garden, featuring a fantastic covered seating area which provides an ideal space for relaxing or entertaining throughout the year. Double gates to the bottom of the garden provide access, with the current owners making excellent use of this area for off-street parking. Further benefits include gas central heating and UPVC double glazing, whilst the property's convenient location provides easy access to Newark town centre, local amenities, schools and transport links.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

7' 1" x 2' 10" (2.16m x 0.86m)

Lounge

15' 7" x 11' 5" (4.75m x 3.48m)
maximum measurements

Dining Kitchen

15' 7" x 8' 8" (4.75m x 2.64m)

First Floor Landing

6' 2" x 3' 4" (1.88m x 1.02m)

Bedroom One

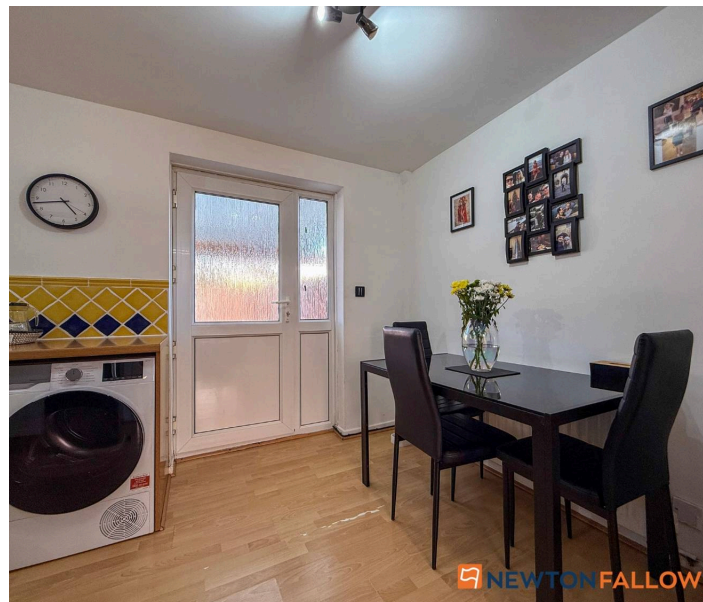
12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m)

Bathroom

6' 0" x 5' 9" (1.83m x 1.75m)



Agent's Note - Parking

The off-street parking area being used by the current vendors can be accessed to the rear of the property.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 671 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

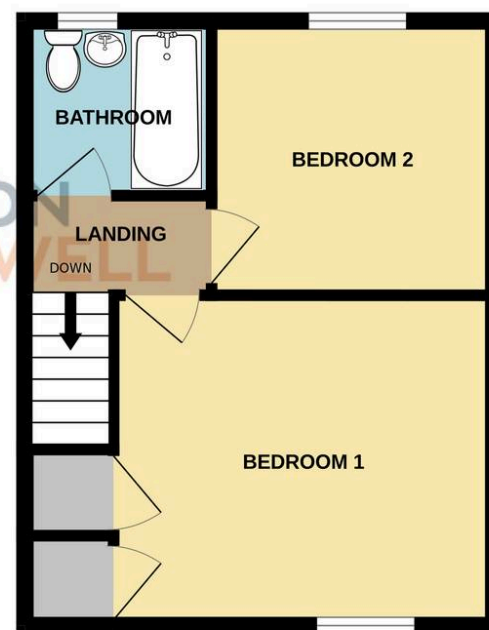
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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





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