



72 Hatton Gardens, Newark, NG24 4BX

£158,950

Tel: 01636 611 811

 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

### ! ATTENTION FIRST TIME BUYERS !

This REFURNISHED two bedroom terraced house is offered with a NEW KITCHEN, NEW FITTED CARPETS and has been redecorated throughout. The enclosed south west facing garden is a particular feature of the property and captures the afternoon sun. Conveniently situated for the towns schools and shopping centre, this would make an ideal first time purchase.

The property is offered with immediate vacant possession and NO CHAIN.

The traditional turn of the 20th Century terraced house has proven over many years a sound investment, a popular choice and a readily saleable property. The generously sized rooms are light and airy throughout. Central heating is gas fired and the windows double glazed.

The accommodation provides a front lounge, central lobby and staircase, living room and a good sized 14' long kitchen. The first floor provides two double bedrooms and a spacious bathroom. To the rear is a brick yard area, two closets and adjoining gateway access to the enclosed garden containing a wooden storage shed.

Hatton Gardens is situated off London Road within a short walking distance of primary and secondary schools, bus services and the Town Centre. Newark is conveniently situated within commuting distance of Nottingham and Lincoln. There are regular rail services available from Newark Northgate station to London King's Cross with journey times of just over 75 minutes. The town also benefits from rail services directly to Lincoln and Nottingham.

The property is traditionally built with brick elevations under a slated roof. The following accommodation is provided:

### GROUND FLOOR

#### LOUNGE

13'3 x 11'4 (4.04m x 3.45m)



Fitted electric fire, uPVC entrance door, radiator and new fitted carpet.

#### LOBBY & STAIRS

With fitted carpets.

#### DINING ROOM

13'3 x 11'3 (4.04m x 3.43m)



Electric fire, fitted carpet, radiator., cupboard under the stairs

#### KITCHEN

13'10 x 7'1 (4.22m x 2.16m)



With light grey finished units comprising wall cupboards, base units and working surfaces. Lamona electric hob and electric oven. Stainless steel one and a half sink unit. There is a new floor covering. Ideal gas fired central heating boiler, single glazed outside door, radiator.



Staircase and landing with fitted carpets.

### FIRST FLOOR

### **BEDROOM ONE**

13'4 x 11'6 (4.06m x 3.51m)



Radiator, fitted carpet and built in cupboard with access to the main roof space.

### **INNER LANDING AREA**

With fitted carpet.

### **BEDROOM TWO**

11'4 x 8'10 (3.45m x 2.69m)



A double sized bedroom with fitted carpet and radiator.

### **BATHROOM**

14'3 x 7'1 (4.34m x 2.16m)



White suite comprising bath with chrome shower fitting, basin with fitted units and low suite WC. The floor is partly carpeted and partly vinyl. LED lighting, electric heated towel rail, built in cupboard and hatch to the rear section roof void.

### **OUTSIDE**



Enclosed blue brick rear yard with outside tap and two brick built closets. There is a gateway leading to the right of way which crosses the property for access to the adjoining houses. A gateway then leads through to the

enclosed rear garden with paving, a grassed area, a pond (drained) and a wooden garden shed. This pleasant enclosed garden is south west facing.

### **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**

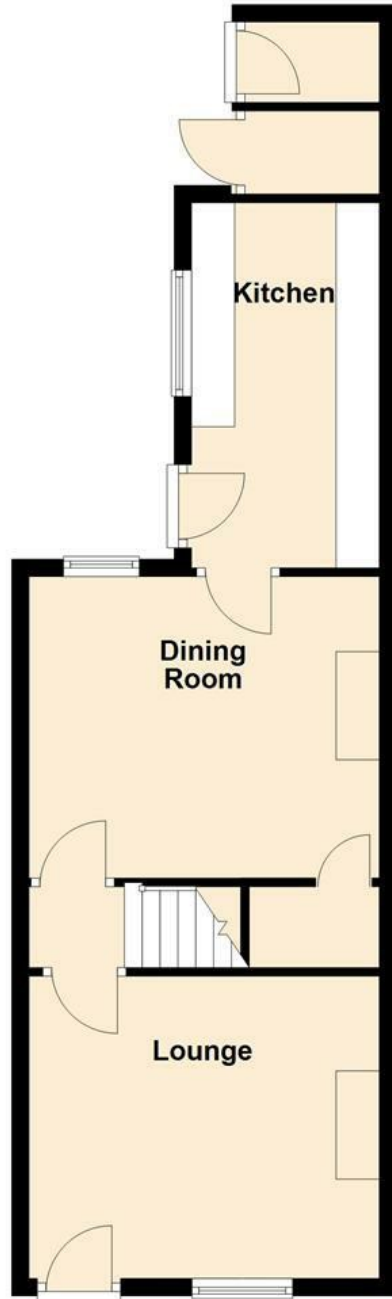
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **COUNCIL TAX**

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

### Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



### First Floor

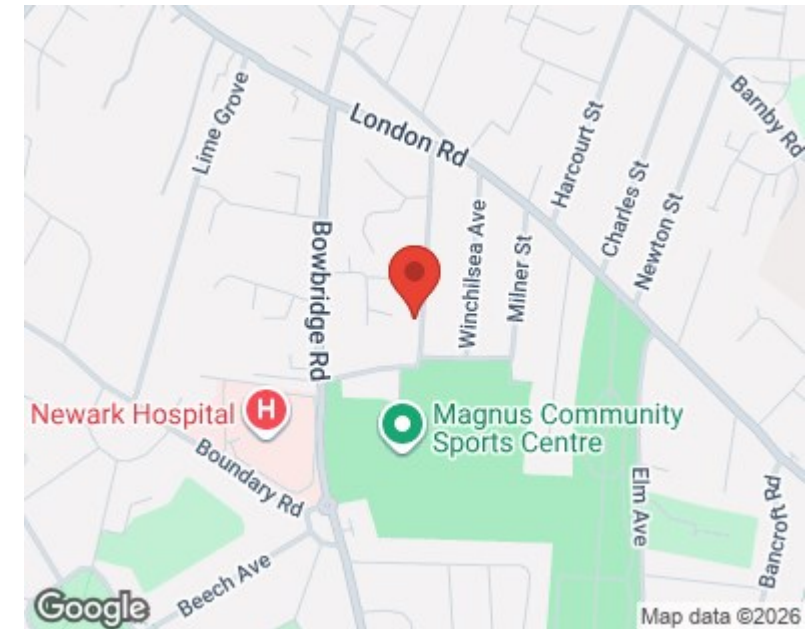
Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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