



Nicholson Street, Newark NG24 1RD

welcome to

Nicholson Street, Newark

NO ONWARD CHAIN. A well-presented, mid-terraced house ideally located within a short walk of Newark town centre. Briefly comprising of two reception rooms, kitchen, two bedrooms, family bathroom and a rear garden.



Lounge

Featuring an open fireplace, radiator and double glazed window.

Inner Hall

With stairs rising to the first floor.

Dining Room

Having a storage cupboard, radiator, double glazed window and opening to the:

Kitchen

Fitted with a range of wall and base units with work surfacing over, stainless steel single drainer sink, electric oven, hob, extractor, plumbing for washing machine, partly tiled walls and double glazed window.

First Floor

Bedroom One

There is a radiator, double glazed window and sliding door to the:

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, storage cupboard and double glazed window.

Bedroom Two

Having a storage cupboard, radiator and double glazed window.

Rear Garden

The rear garden has a lawn, patio and shared access for the neighbours' bins.

Outbuilding

Being brick-built and ideal for storage.

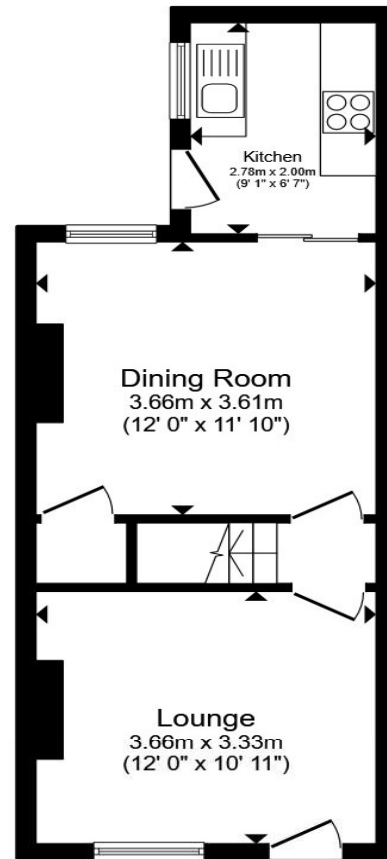
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

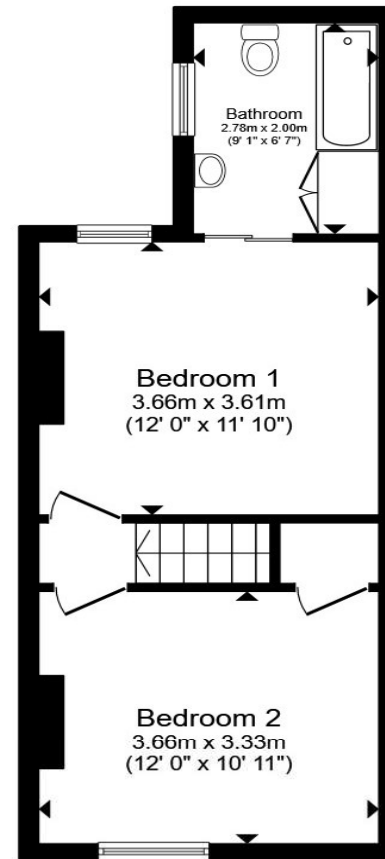


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Ground Floor



First Floor

Total floor area 69.7 m² (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Nicholson Street, Newark

- MID-TERRACED HOUSE
- TWO BEDROOMS
- LOUNGE & DINING ROOM
- UPSTAIRS FAMILY BATHROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK106490 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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