



Magdalene View, Newark



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Guide Price £160,000 to £165,000



Key Features

- End Terraced Home
- Two Well-Proportioned Bedrooms
- Modernised Shower Room
- Superb Dining Kitchen
- Spacious Lounge
- Enclosed Rear Garden
- No Chain
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold



MARKETED WITH NO CHAIN! Representing a superb first time or investment purchase, this superbly presented end terraced home is located in a popular position within walking distance of Newark town centre and falls within the sought after Barnby Road school catchment.

The property's accommodation to the ground floor comprises: spacious lounge with stairs rising to the first floor as well as a door opening to the modern dining kitchen which has French doors opening to the rear garden and appliances to include a four-ring induction hob, electric oven and integrated slimline dishwasher. To the first floor, there is a quality modernised shower room, and two well-proportioned bedrooms, with the main bedroom having built in storage.

Externally, this home enjoys a delightful, landscaped rear garden that benefits from a paved entertaining area with paved walkway leading to the bottom of the garden, lawned area and established borders with a variety of plants. A rear gate opens through to the off-street parking space. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Lounge 15'7" x 11'4" (4.7m x 3.5m)

Dining Kitchen 15'7" x 8'9" (4.7m x 2.7m)

First Floor Landing 6'2" x 3'3" (1.9m x 1m)

Bedroom One 12'2" x 11'1" (3.7m x 3.4m)

Bedroom Two 9'4" x 9'2" (2.8m x 2.8m)

Shower Room 6'1" x 5'9" (1.9m x 1.8m)

Agent's Note - Parking

There is an allocated parking space which is accessed to the rear of the property.

Services

Mains gas, electricity, water and drainage are connected.

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

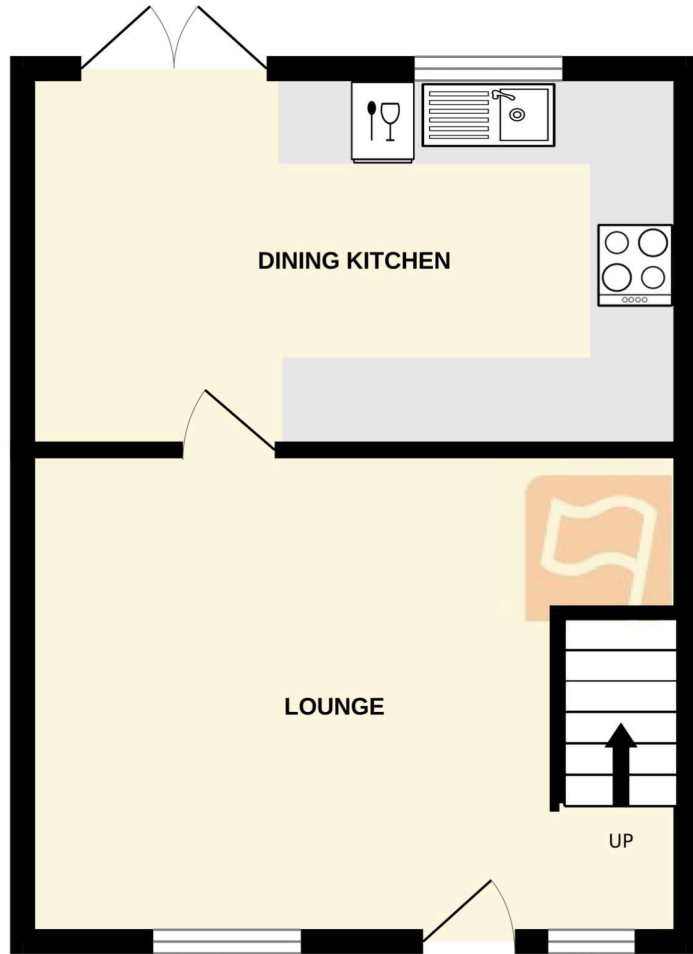
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

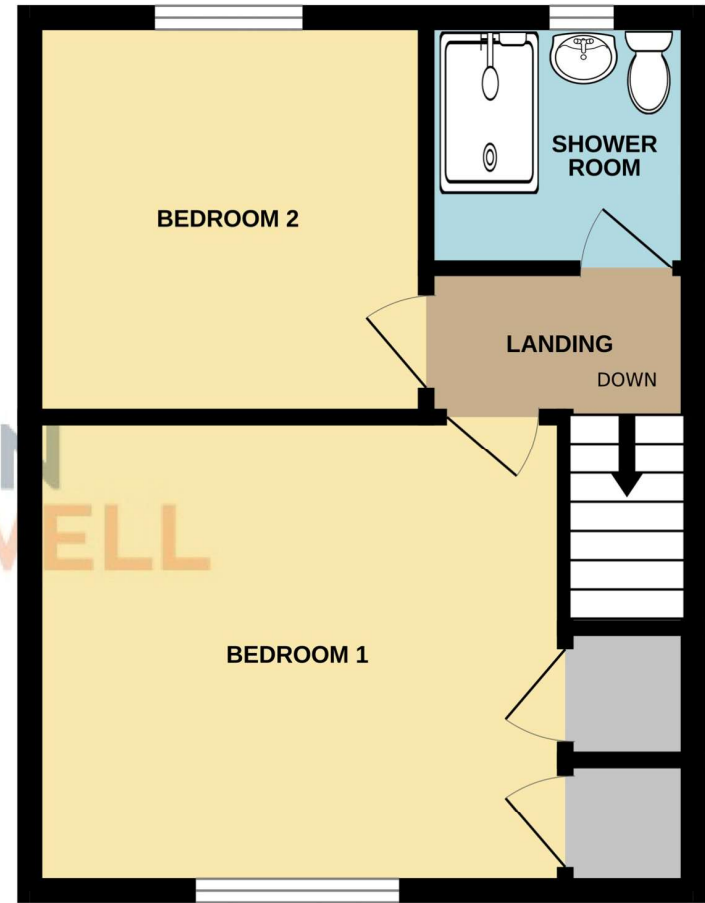
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 chose to arrange a survey through them. For more information, please call the office.

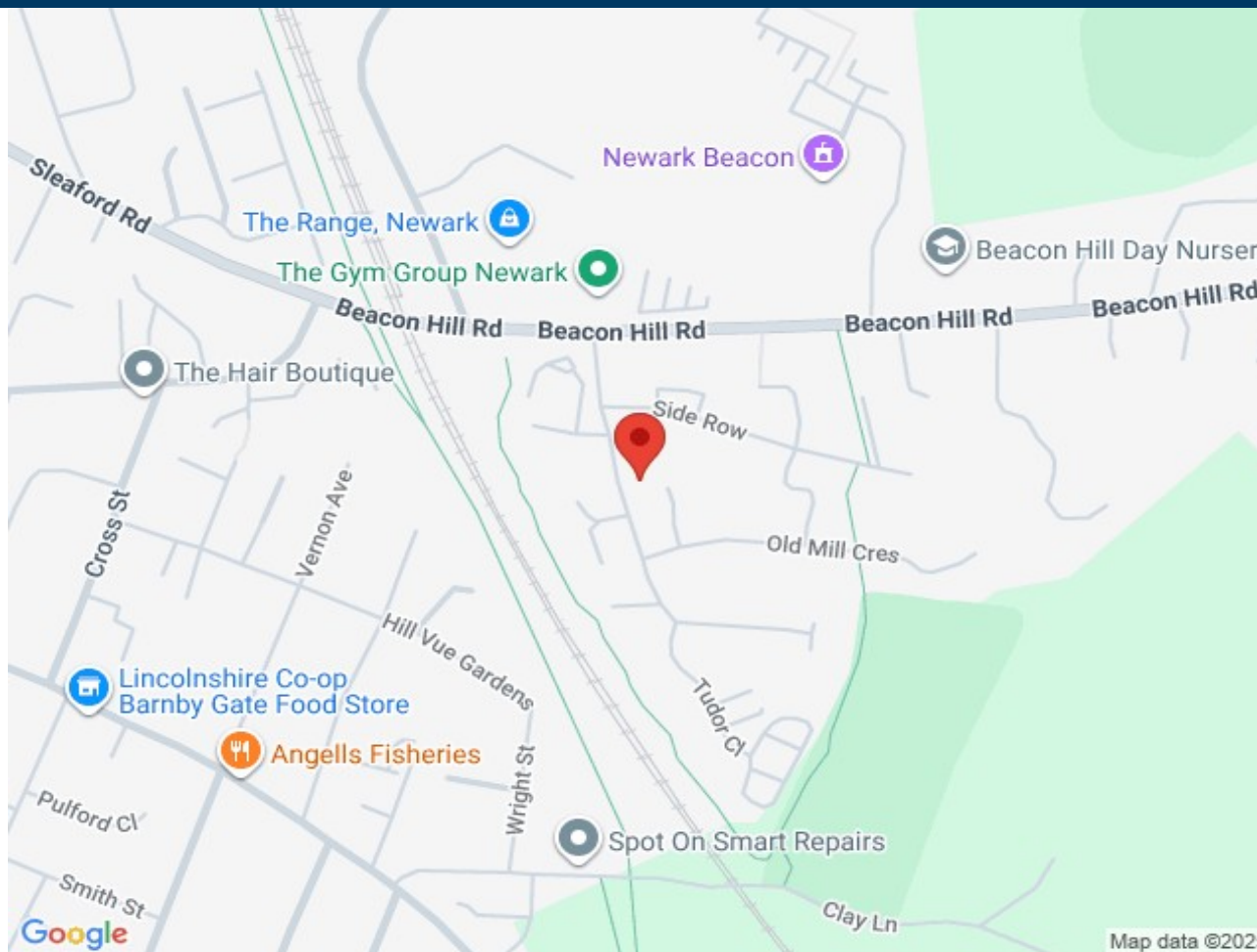


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

