



**Barnby Gate, Newark NG24 1PX**

**welcome to**

**Barnby Gate, Newark**

\*NO ONWARD CHAIN\* A fantastic opportunity to purchase this town house briefly comprising of living room, kitchen, family bathroom and a rear enclosed courtyard garden. Located within walking distance to Newark town centre with excellent amenities.



## Ground Floor

### Living Room

11' x 11' 10" ( 3.35m x 3.61m )

Leading in through a uPVC front door directly into the living room with double glazed window to the front, radiator and door through to the inner hallway.

### Inner Hall

Inner hall with stairs rising to the first floor.

### Kitchen

10' x 9' 3" ( 3.05m x 2.82m )

A bright and spacious kitchen with a range of low and eye level units, tiled splashback, electric oven, electric hob, extractor, stainless steel sink and drainer and plumbing for a washing machine. In addition, the kitchen also offers a double glazed window to the rear, radiator and part glazed uPVC door leading out to the garden.

## First Floor

### Landing

First floor landing with access into bedroom one, family bathroom and stairs rising to the second floor.

### Bedroom One

12' 3" x 11' 3" ( 3.73m x 3.43m )

A generous DOUBLE bedroom with double glazed window to the front and radiator.

### Family Bathroom

A modern three piece family bathroom with tiled floor, part tiled walls, WC, wash hand basin, bath with electric shower over, extractor fan and radiator. There is also a obscured double glazed window to the rear and storage cupboard housing the Combi central heating boiler.

## Second Floor

### Landing

Second floor landing with access into bedroom two and three.

### Bedroom Two

12' 1" x 11' 8" ( 3.68m x 3.56m )

Another DOUBLE bedroom with double glazed window to the front and radiator.

### Bedroom Three

10' 7" x 11' 2" max ( 3.23m x 3.40m max )

A further DOUBLE bedroom with double glazed window to the rear and radiator. There is also loft hatch access from this bedroom.

## Outside

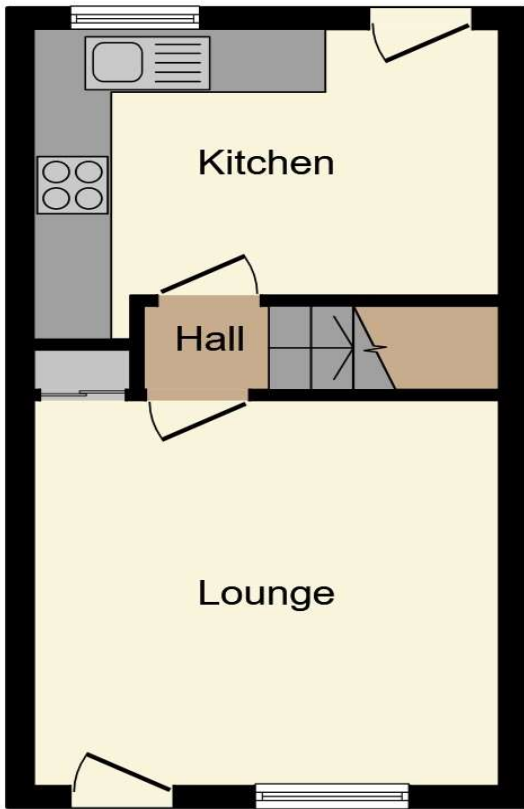
### Rear Garden

A fantastic rear enclosed courtyard garden which is ideal for someone looking for something low maintenance.



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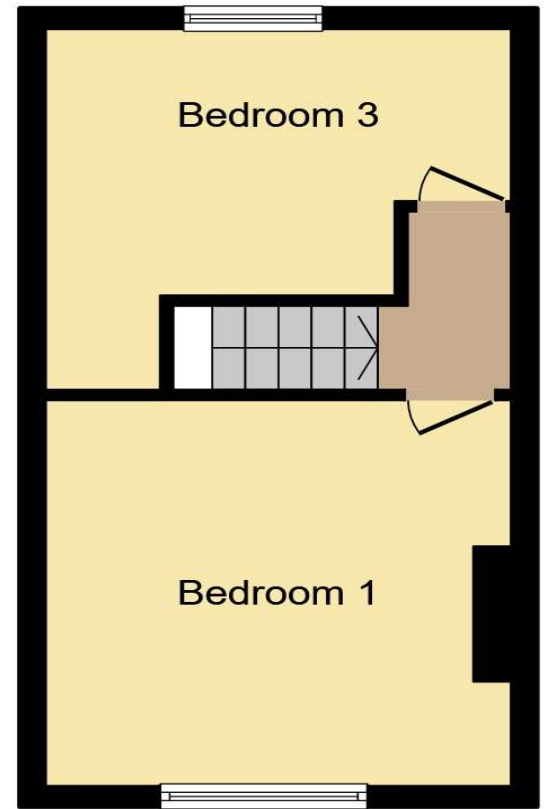




**Ground Floor**



**First Floor**



**Second Floor**

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.focalagent.com](http://www.focalagent.com)

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## **Barnby Gate, Newark**

- THREE STOREY TOWN HOUSE
- LIVING ROOM
- THREE BEDROOMS
- THREE PIECE FAMILY BATHROOM
- KITCHEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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