



29 North Gate, Newark, NG24 1HD

Open To Offers £145,000

Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Situated on North Gate in the popular market town of Newark, this Grade II listed three-storey townhouse offers an excellent opportunity for first-time buyers or investors. The property combines period character with practical modern living, all set in a highly convenient location close to local amenities and transport links.

This well presented three bedroom townhouse is arranged over three floors. The ground floor consists of a living room with fireplace creating a warm and bright space, dining room providing access to the cellar, and kitchen. The first floor features the landing leading to a contemporary style bathroom and, bedroom which can be used as a living room or home office. The second floor comprises of the landing opening to two spacious double bedrooms.

The private rear courtyard is enclosed with an outside W.C and an open bay outbuilding which is great for storage. The property is full of character, and a viewing is highly recommended.

Newark is superbly placed for commuters, with excellent road links to the A1 and A46, providing swift access to Nottingham, Lincoln and major regional centres. Newark Northgate offers fast rail services to London King's Cross in approximately 75 minutes. The town itself is a vibrant market centre, home to a wide selection of amenities including an M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The attractive Georgian Market Square hosts regular markets and is surrounded by an appealing mix of independent boutiques and national retailers, including a recently opened Waterstones bookstore, complementing an already good selection of independent and charity book shops around the town centre. Newark also offers a great choice of cafes, bars and restaurants, including established brands such as Starbucks and Costa. The area benefits from well-regarded primary and secondary schooling and the services of Newark Hospital.

This mid-town house is constructed of brick under a pantile roof covering. The windows are Wood framed and predominantly secondary glazing and the gas fired central heating is served by a Worcester combination boiler. The property can be described in more details as follows.

## GROUND FLOOR

### LIVING ROOM

12'02 x 10' (3.71m x 3.05m)

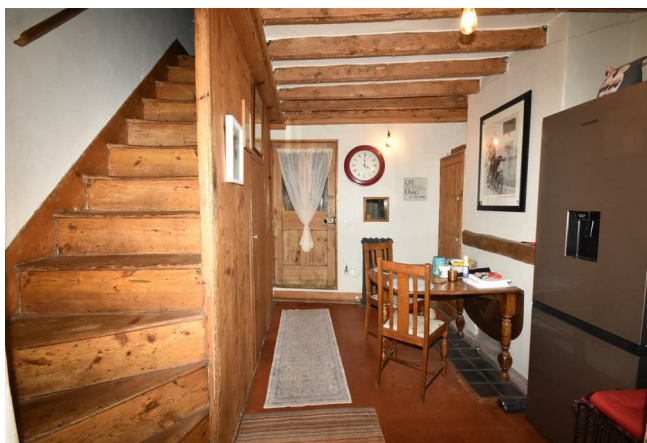


(plus 3'10 x 3'3 measured into window recess).

Wooden front entrance door, two wooden framed single glazed windows to front elevation. Non-opening feature window through to the dining room., wooden floor. Fireplace with surround, cast iron radiator, built in double cupboard.

### DINING ROOM

11'04 x 8'01 (3.45m x 2.46m)



Wood framed secondary glazed window to rear elevation, beamed ceiling. Staircase to first floor. quarry tiles flooring. Fire place with wooden mantle over, cast iron radiator. Built in cupboard. Space for an American style fridge freezer, space for a dining table. Door with access to cellar.

### CELLAR

11'03 x 9' (3.43m x 2.74m)

Barrel vaulted ceiling, brick walls and floor.

### KITCHEN

6'05 x 6' (1.96m x 1.83m)



Wooden framed single glazed window to rear elevation, wood floor, Base units and drawers with laminate working

surfaces over incorporating a white ceramic sink, tiled splashbacks. Eye level units. Integrated appliances include a Siemens four ring hob, oven and dishwasher. Plumbing for a washing machine. Worcester combination boiler.

## FIRST FLOOR

### BEDROOM ONE

12'01 x 11'06 (3.68m x 3.51m)



Wood framed secondary glazed window, fireplace with wooden surround, cast iron radiator. Currently being used as a second living room.

## BATHROOM

8'04 x 7'09 (2.54m x 2.36m)



Wood framed secondary glazed window to rear elevation. Bath with shower over featuring rain head shower. High level WC, pedestal wash hand basin. Underfloor heating, ceramic tiled floor. Internal window to the landing. Airing cupboard with shelving and controls for underfloor heating.

## SECOND FLOOR

### BEDROOM TWO

12'02 x 11'04 (3.71m x 3.45m)



Wooden framed secondary glazed window to front

elevation. Wooden built in double wardrobe. Carpet, radiator.

## BEDROOM THREE

10'11 x 8'1 (3.33m x 2.46m)



Wooden framed secondary glazed window to rear elevation. built in cupboard with loft hatch access, carpet, radiator.

## OUTSIDE





The enclosed rear courtyard is block paved. There are two outbuildings, one housing a WC and the second, former coal store, can be used for storage. There is a further open bay outbuilding, great for storage, with a wood roof covering. Additionally there is an Outside tap.

#### **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.

#### **MORTGAGE**

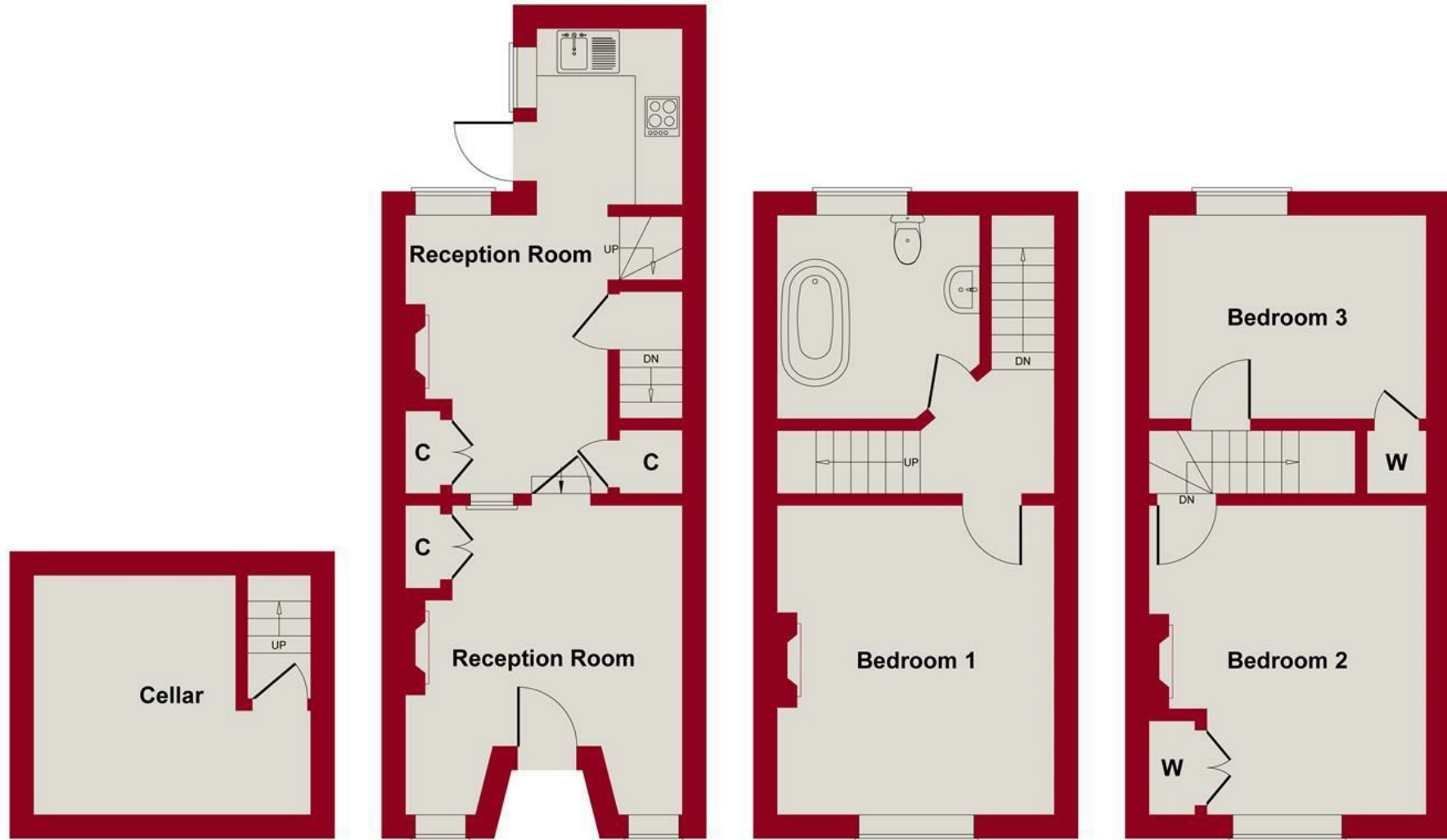
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### **VIEWING**

Strictly by appointment with the selling agents.

#### **COUNCIL TAX**

This property is under Newark and Sherwood District Council Tax Band A.



**CELLAR**

**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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