72 Hatton Gardens, Newark, NG24 4BX

Open To Offers £149,000

Tel: 01636 611 811

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

! ATTENTION BUYERS !
This REFURBISHED 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.

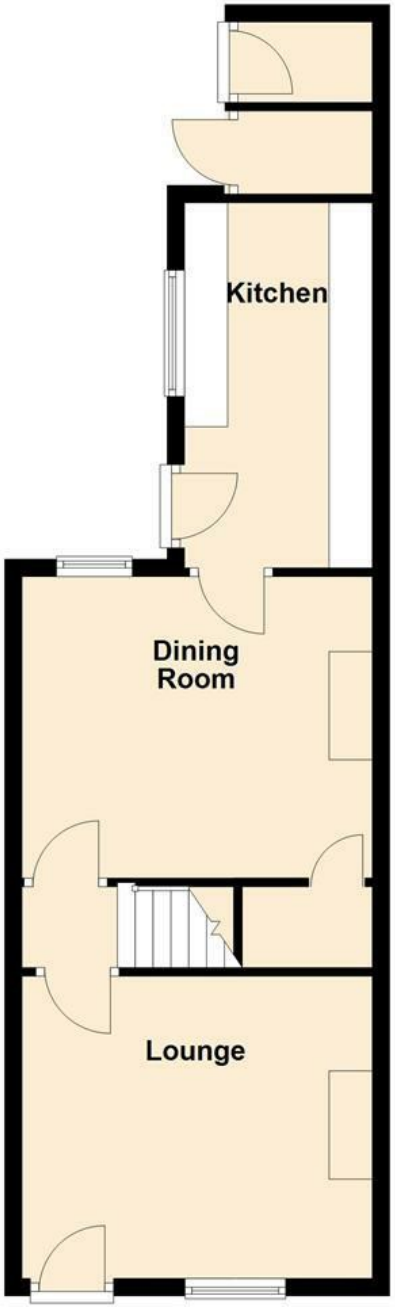
POSSESSION
Vacant possession will be given on completion.

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.

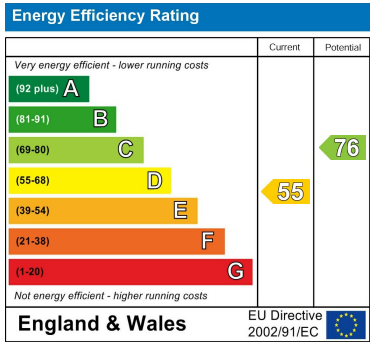
COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band A.

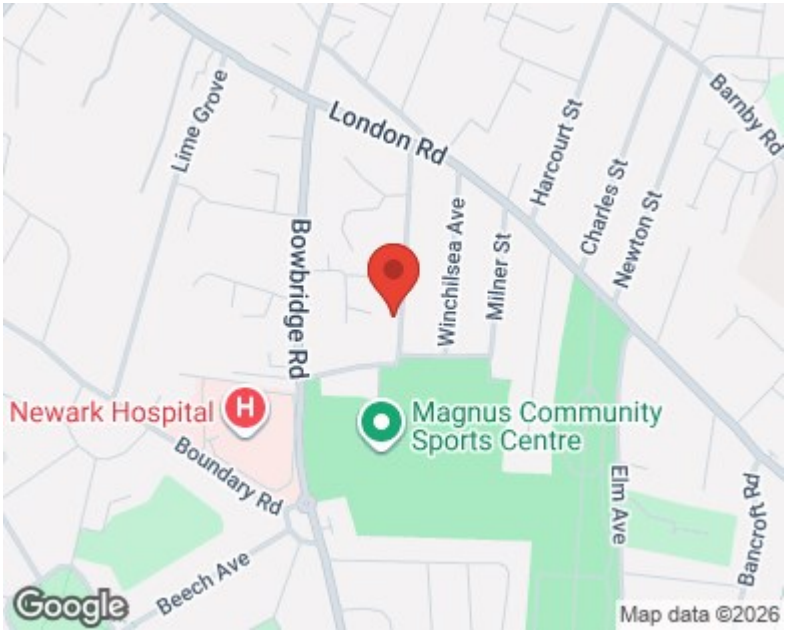
Ground Floor
Approx. 45.4 sq. metres (488.9 sq. feet)



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

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





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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

RICS
The Property Ombudsman

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