

Elizabeth Road, Newark NG24 4NR

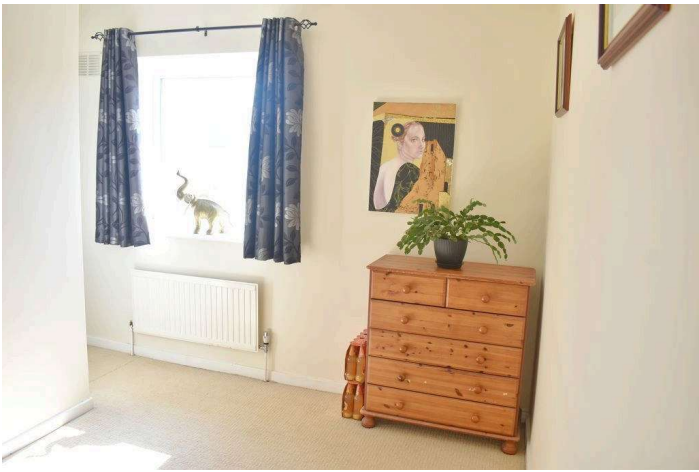


A delightful three bedroom mid terraced property situated in a popular residential location. In addition to the three bedrooms, this well presented home has a modern kitchen, living room, dining room and a good sized contemporary bathroom. There is off road parking for two vehicles and a large rear garden with summerhouse. This really is an excellent family home, offered for sale with NO CHAIN. Double glazing and gas central heating are installed. All curtains are included within the sale.

Offers Over £175,000







Situation and Amenities

Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Spacious Reception Hallway

The reception hallway has an opaque window to the front elevation, the staircase rising to the first floor, and doors providing access to the kitchen and lounge. The hallway has vinyl flooring, a radiator and a ceiling light point.

Living Room 13' 11" x 10' 6" (4.23m x 3.21m)

This charming reception room has a large window overlooking the front aspect, laminate flooring, a radiator and a ceiling light point. The living room is enhanced with a custom built wooden media/display cabinet and this is also included within the sale. An opening leads through to the dining room - Agents Note: The vendor has stated the following: "The property features an open-plan layout where an internal wall was removed approximately 17 years ago. A retrospective building regulations indemnity policy will be provided by the seller upon completion to ensure a smooth transition for the purchaser."

Dining Room/Office 10' 5" x 8' 9" (3.18m x 2.67m)

A further spacious reception room with a window overlooking the rear garden, laminate flooring, a radiator and a ceiling light point.

Kitchen 10' 2" x 9' 10" (3.09m x 3.0m)

The kitchen has a window, and French doors leading out into the rear garden. The kitchen is fitted with a good range of modern wall and base units with work surfaces. There is a sink, and integrated appliances include a hide-and-slide pyrolytic Neff oven, an induction hob with extractor above, and a Beko microwave. The washing machine and InstaView multi door fridge freezer are also included within the sale. The kitchen has spotlights to the ceiling and vinyl flooring. The Combi central heating boiler is located here.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 14' 2" x 9' 6" (4.32m x 2.89m)

A superb sized and well proportioned room with two windows to the front elevation, an open fronted storage cupboard, a ceiling light point and a radiator.

Bedroom Two 11' 5" x 9' 9" (3.48m x 2.97m)

A further excellent sized double bedroom, having a window enjoying views of the rear garden, a ceiling light point and a radiator.

Bedroom Three 10' 11" x 10' 6" (3.33m x 3.19m)

Bedroom three is also a double and has a window to the front elevation, a ceiling light point, a radiator and a built in storage cupboard sited above the staircase.

Bathroom 15' 5" x 7' 7" (4.7m x 2.31m)

This contemporary family bathroom has two opaque windows to the rear and is fitted with a suite comprising a large bath with shower mixer tap attachment, low level WC and wash hand basin with vanity storage unit under. In addition there is a corner walk-in shower cubicle with glass storage shelves. The room has a ceramic tiled floor, two heated towel rails, two ceiling light points and an extractor fan. The mirror and free standing bathroom cabinet are also included within the sale.

Outside

The property stands on a good sized plot and to the front is off road parking for two vehicles on a modern resin driveway, and a lawned area with a good sized cherry tree. There are motion activated carriage lights to each side of the front door which are mains powered. To the rear of the property is a large lawned area and a patio area. There are three brick built outbuildings, one of which is an outside toilet with water tap, and the other two are for storage. Also within the rear garden is a fantastic timber summerhouse which has power running to it with a fuse/breaker box, and could be used for a variety of purposes including a home office, storage etc.

Solar Panels

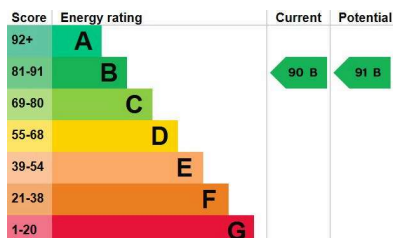
The solar panels belong to A Shade Greener and the air space is leased until 2040. The current owners have informed us that they benefit from free electricity, and only the surplus energy goes back into the grid and pays A Shade Greener.

Agent's Note

The bathroom cabinet, washing machine, wardrobes, shelving and drawer units in the bedrooms are available by negotiation if required.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

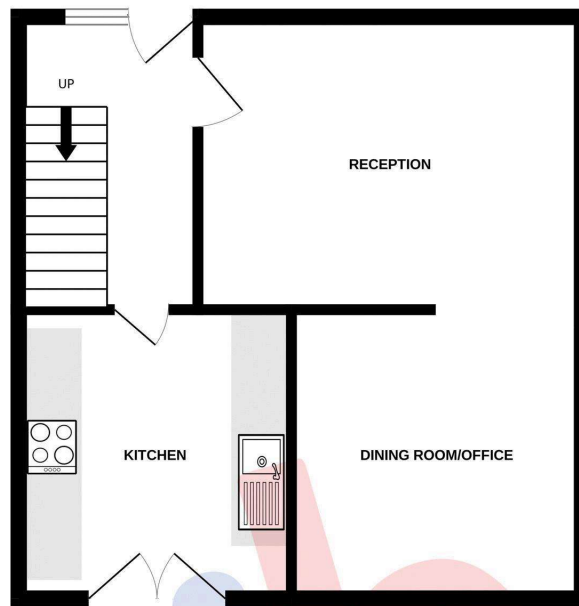
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

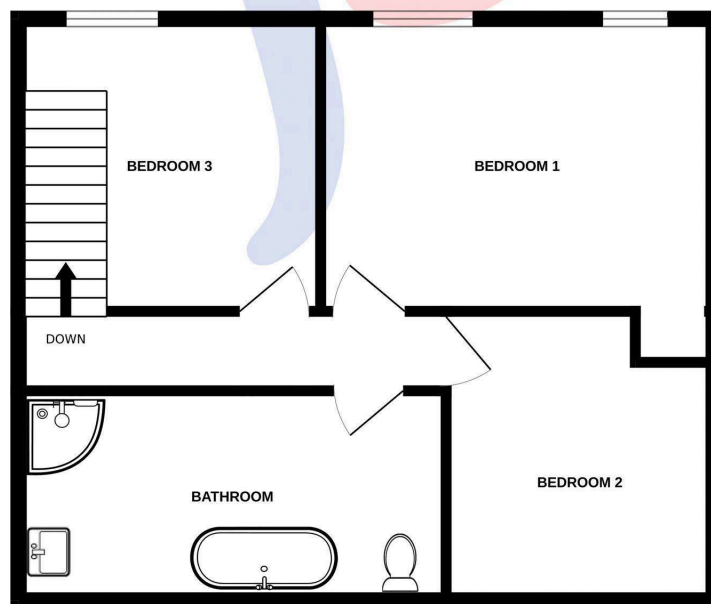
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007819 17 August 2026

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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