



## 44 Charles Street

Newark On Trent, NG24 1RL



Book a Viewing!

**£155,000**

Set on a sought after, tree lined street, this charming Period Terraced Home offers a wonderful blend of character and comfort, perfect for modern living. A quaint front garden creates a warm welcome, while the enclosed rear garden provides a private outdoor retreat. A traditional brick built outhouse adds useful extra storage or potential for hobby space. Inside, the cosy living room is a relaxing haven. The spacious kitchen diner forms the heart of the home, complete with a moveable island that offers flexibility for entertaining, family meals, or casual dining with friends. Upstairs, two comfortable bedrooms filled with natural light, complemented by a well appointed bathroom featuring a mixer shower over a panelled bath. With uPVC double glazing, gas central heating, and the added bonus of a cellar for additional storage, this delightful home perfectly suited to first time buyers, downsizers, or anyone seeking a welcoming home in a desirable setting.



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### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Newark and Sherwood District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

### KITCHEN/DINER

11' 9" x 11' 5" (3.6m x 3.5m) Fitted with a range of Shaker style wall and base units with a wooden work surface incorporating a ceramic 1½ bowl unit with a stainless steel mixer tap. Movable centre island, undercounter spaces for a fridge and washing machine. Free standing Range style stainless steel large cooker, wall mounted gas fire central heating boiler, tiled flooring, radiator, beams to ceiling, uPVC double glazed window and door onto rear garden. Door to enclosed staircase.

### INNER LOBBY

With doors to living room, kitchen diner and to the cellar.

### LIVING ROOM

11' 9" to the back of the chimney breast x 11' 1" (3.6m x 3.4m) With uPVC double glazed door and uPVC double glazed window, radiator, coving to the ceiling, wall light points and feature fireplace surround.

### FIRST FLOOR LANDING

With doors to the bedrooms and to the bathroom.

### BATHROOM

8' 2" x 5' 2" (2.5m x 1.6m) With a white suite comprising a panelled bath with a mixer shower attachment over, low level WC and pedestal wash handbasin, wash board splash-backs, radiator, tiled flooring, coving to ceiling and uPVC double glazed window to the rear elevation.

### BEDROOM ONE

11' 9" x 11' 1" (3.6m x 3.4m) With uPVC double glazed window to the front elevation, radiator, coving to ceiling and feature cast iron fireplace with wooden surround.

### BEDROOM TWO

11' 1" x 6' 6" Plus door recess (3.4m x 2m) With uPVC double glazed window to the rear elevation, radiator, coving to ceiling and built-in storage cupboard and access to the loft.

### OUTSIDE

There is a small low maintenance garden at the front with gate and the enclosed rear garden is mostly gravelled with gated access and a brick built outhouse.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and service they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

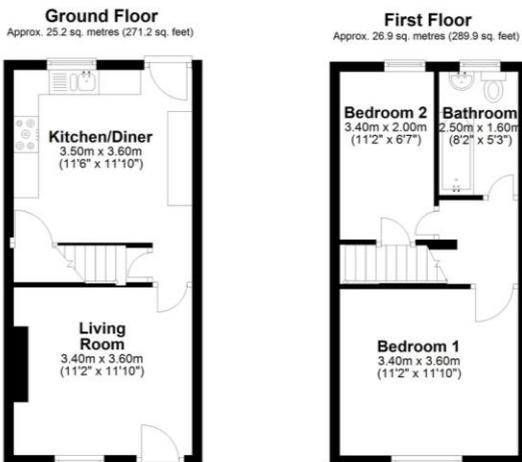
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for the purposes of the vendors (Lessors) for whom they act as Agent give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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Total area: approx. 52.1 sq. metres (561.2 sq. feet)

Charles Street, Newark

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

