



Newton Street, Newark



Guide Price £150,000 to £160,000



Key Features

- Town Centre Terraced Home
- Two Double Bedrooms
- Two Reception Rooms
- GF W/C & F/F Shower Room
- Gas C/H & UPVC Double Glazing
- Enclosed Rear Garden
- No Chain
- Council Tax Band: A
- EPC Rating: E
- Tenure: Freehold





MARKETED WITH NO CHAIN Situated on a popular residential street, a short walk from Newark town centre, lies this well presented mid terraced house which would represent a brilliant opportunity to get on the property ladder.

This lovely terrace has well-proportioned accommodation with a secure shared entrance leading to the front door. The rest of the accommodation comprises: entrance hall, spacious lounge, separate dining room, quality kitchen and ground floor WC. To the first floor there are two double bedrooms and a modern shower room.

The property benefits from its popular location, gas central heating, UPVC double glazing and enclosed low maintenance rear garden.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge 11'10" x 11'3" (3.6m x 3.4m)

Dining Room 12'3" x 11'10" (3.7m x 3.6m)

Kitchen 15'7" x 7'0" (4.7m x 2.1m)

WC 6'5" x 3'5" (2m x 1m)

First Floor Landing

Bedroom One 11'9" x 11'3" (3.6m x 3.4m)

Bedroom Two 13'7" x 7'9" (4.1m x 2.4m)

Bathroom 9'7" x 7'5" (2.9m x 2.3m)

Agent's Note - Probate

The sale of this property is subject to Probate which has been granted.

Agent's Note

The property has a shared entrance which the neighbouring property has right of access to as well.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

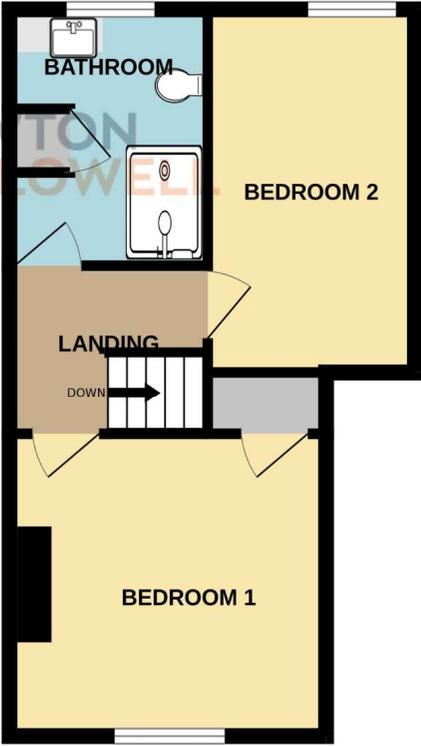
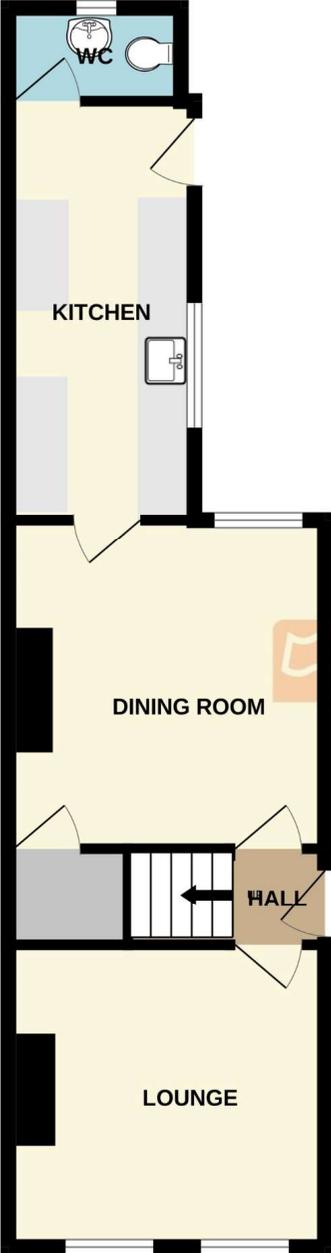
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

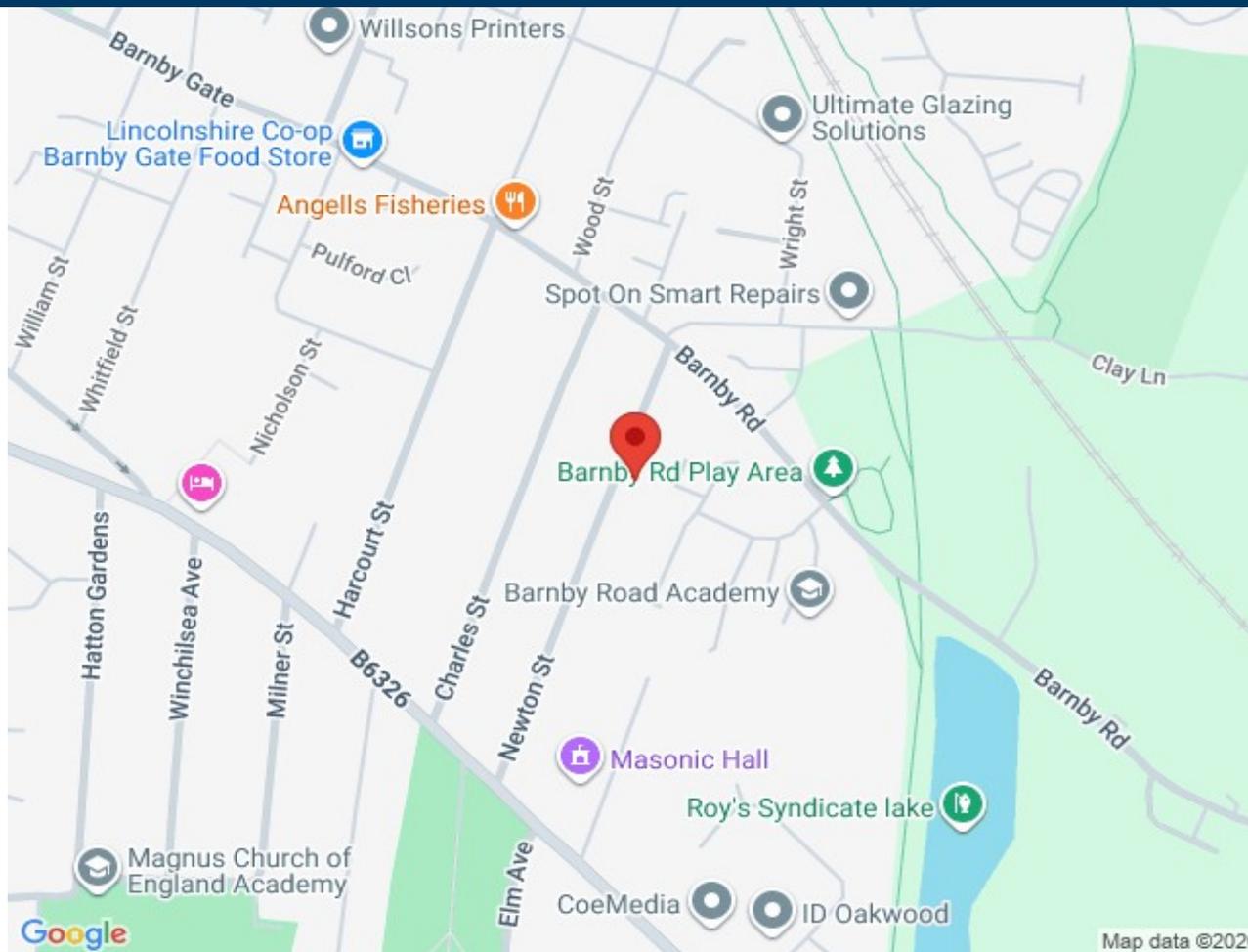
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR

1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

