



100 Hatton Gardens

Newark, NG24 4BX

£175,000

A handsome double fronted period home. This delightful property offers the perfect blend of timeless appeal and everyday practicality, with the added benefit of off-street parking and offered for sale with no upward chain, presenting an excellent opportunity. The well maintained accommodation begins with an entrance lobby leading to two versatile reception rooms. The dual aspect living room is flooded with natural light and centres around an attractive feature fireplace, creating a warm and inviting space to relax. A fitted kitchen is complemented by a separate utility area, adding convenience to daily life. Upstairs, there are two generous double bedrooms, with the principal bedroom also enjoying dual aspect windows, alongside a well appointed family bathroom. Outside, the gardens provide an ideal setting to unwind, entertain or indulge in gardening, with the added benefit of a useful shed and out-house. Offering character, comfort and excellent outdoor space.



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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.

ENTRANCE HALL

With glazed panelled door to the entrance hall, stairs off to the first floor and tiled floor.

LOUNGE

16' 6" x 11' 3" (5.03m x 3.43m) With dual aspect windows, cast iron tiled fireplace with tiled hearth, fireside cabinet and two radiators.

DINING ROOM

16' 6" x 11' 4" (5.03m x 3.45m) With double glazed window to the front elevation, double glazed double doors to the side yard, understairs storage cupboard, double cupboard and radiator.

KITCHEN

8' x 10' 9" (2.44m x 3.28m) With a range of wall and floor units, electric cooker point with extractor over, work surface with stainless steel single drainer sink unit, double glazed window and double glazed door to the side yard.

UTILITY AREA

8' x 3' (2.44m x 0.91m) With plumbing for washing machine and space for a fridge freezer.

FIRST FLOOR LANDING



BEDROOM 1

16' 6" x 11' 2" (5.03m x 3.4m) With dual aspect windows, striped wood flooring, over stairs storage cupboard, loft access and two radiators.

BEDROOM 2

11' 11" x 11' 3" (3.63m x 3.43m) With double glazed window to the front elevation, open fronted wardrobes and radiator.

BATHROOM

8' x 14' 2" (2.44m x 4.32m) With double glazed window to the side elevation, suite comprising of bath, Triton shower with additional shower attachment, shower rail and curtain, pedestal wash hand basin, low level WC and storage cupboard with Worcester central heating boiler.

OUTSIDE

Totally enclosed block paved side yard with outside shed and tap, brick and tile outhouse, separate WC. Gate leading to a shared access, which in turn leads to a further gravelled garden area with flower/shrub boarder. The property also offers additional off-road parking space for one car to the side of the gravelled garden.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A (Newark and Sherwood DC).

TENURE – Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

EB SITE

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GETTING A MORTGAGE

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

NOTE

1. None of these 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 thoroughly checked.

GENERAL

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