



10 Charles Street

Newark, NG24 1RL



[Book a Viewing](#)

£115,000

No Onward Chain, ideal refurbishment opportunity or First Time Purchase, situated on this delightful tree lined street offering easy access to Newark Town Centre. Offering potential the spacious accommodation includes, Entrance Hall, Lounge, Dining Room, Kitchen, First Floor, Two Bedrooms and Bathroom. Outside there is a front garden area with shared side passageway to rear enclosed lawn garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

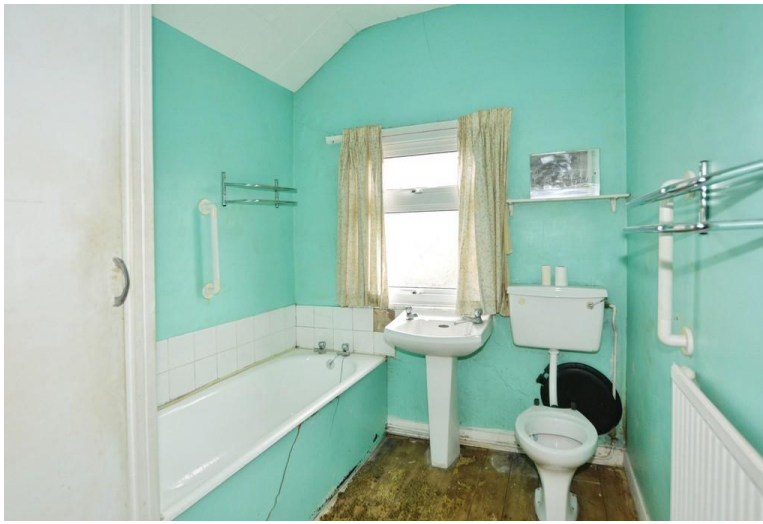
LOCAL AUTHORITY - Newark and Sherwood DC

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and 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.



ACCOMMODATION

ENTRANCE PORCH

With doorway leading to lounge.

LOUNGE

10' 8" x 13' 7" (3.25m x 4.14m) With double glazed window to the front elevation, wall mounted gas fire (not tested), door leading to inner hall area with under stairs storage cupboard and access to the dining room.

DINING ROOM

11' 5" x 13' 7" (3.48m x 4.14m) With double glazed window to the rear elevation, radiator, stairs off to the first floor accommodation and door off to the kitchen.



KITCHEN

13' 3" x 7' (4.04m x 2.13m) With double glazed windows to the side and rear elevations, a double glazed door to the rear elevation and is in need of complete modernisation and currently having wall and base units with appliance space with water connected.

FIRST FLOOR LANDING

With split staircase and giving access to the master bedroom.



BEDROOM 1

10' 8" x 17' 10" (3.25m x 5.44m) With two double glazed windows to the front elevation and radiator.

BEDROOM 2

11' 5" x 10' 8" (3.48m x 3.25m) With double glazed window to the rear elevation and radiator.

BATHROOM

8' 8" x 7' (2.64m x 2.13m) Comprising of a bath, pedestal wash hand basin and WC, radiator, double glazed window to the rear elevation and in need of modernisation.



OUTSIDE

Open front garden area with a shared side passageway leading to the rear garden. The rear garden is mainly laid to lawn and is fully enclosed by panelled fencing, with a small patio area directly to the rear of the property. Please note there is shared access to the rear of Nos. 8, 10 and 12 Charles Street.



WEBSITE

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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 Gison 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, Callum Lyman and J Walter will be able to provide information and services 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

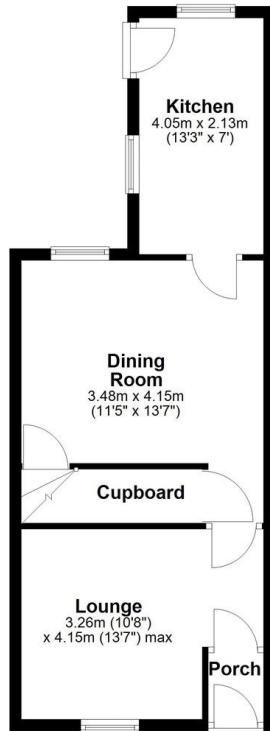
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein as not verified.

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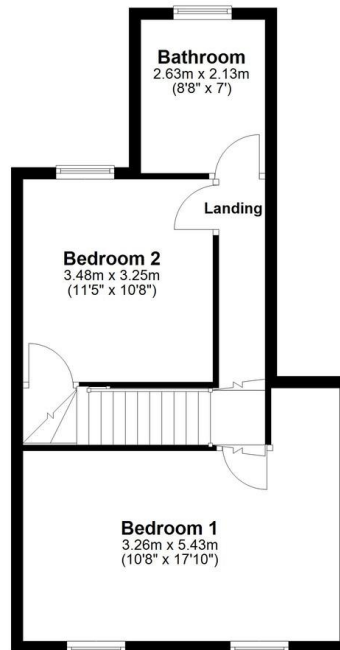
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



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Plan produced using PlanUp.

10 Charles Street, Newark

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 check the measurements.

