



Currie Road, Newark
Asking Price £130,000



Currie Road

Newark

MARKETED WITH NO CHAIN Offered with tenants in situ, this traditional terraced home represents an excellent investment opportunity, ideally positioned within walking distance of Newark town centre and its wealth of amenities. The property also enjoys convenient access to both train stations, including direct mainline services to London King's Cross, making it an attractive proposition for commuters and tenants alike.

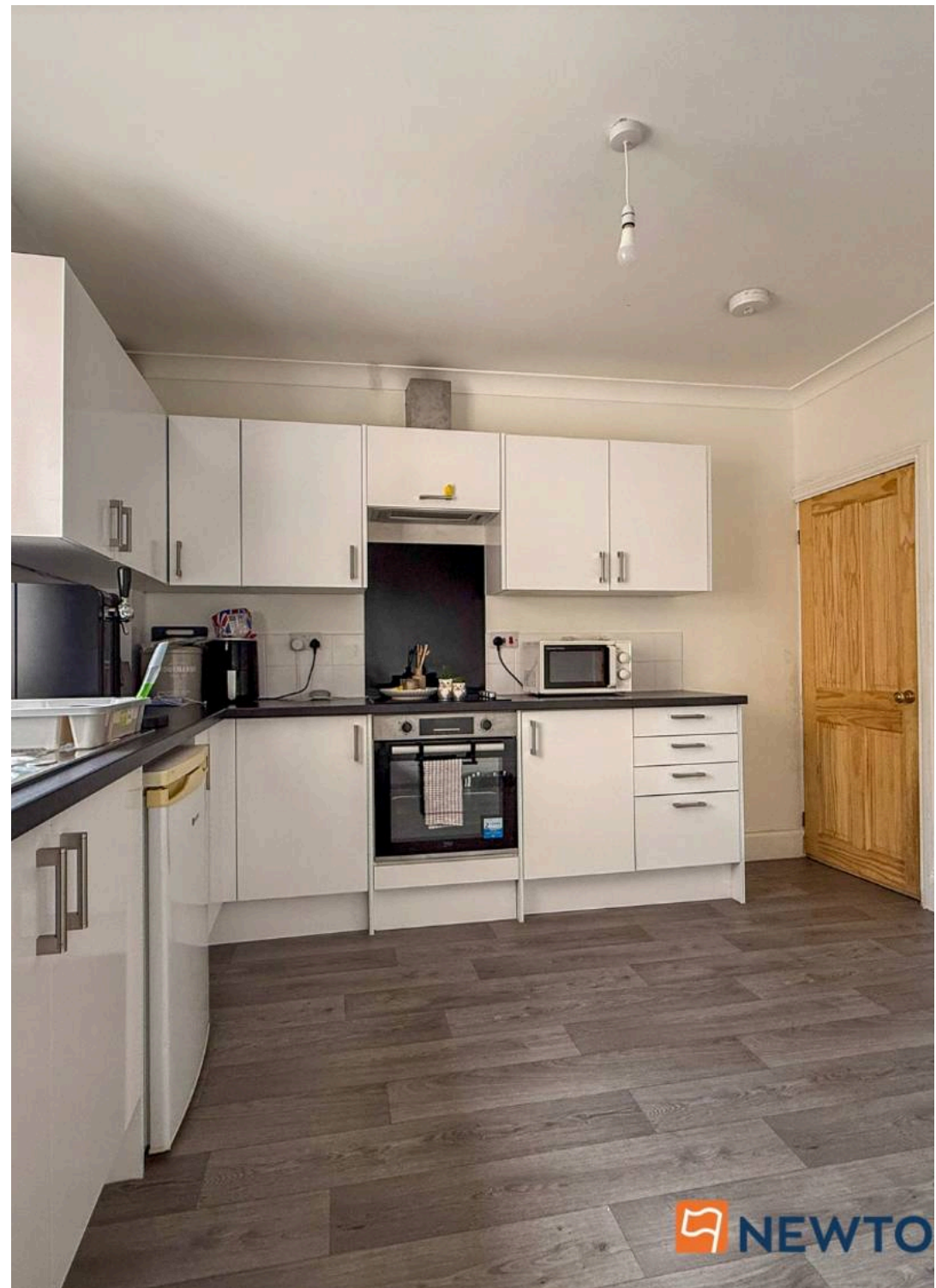
The accommodation is well-proportioned throughout and comprises a spacious lounge, a generous dining kitchen fitted with a four-ring electric hob and oven, a useful utility room and a cellar providing valuable additional storage space. To the first floor are two bedrooms, including a particularly generous double bedroom, together with a family bathroom suite.

Externally, the property benefits from on-street parking to the front, whilst to the rear is a sizeable enclosed garden, partly walled for added privacy. The garden is predominantly laid to lawn and complemented by block-paved areas, including an inviting seating and entertaining space. Further benefits include gas central heating and UPVC double glazing throughout. Combining a convenient town centre location with strong investment appeal, this is a fantastic opportunity for those looking to expand their portfolio with an established tenancy already in place.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge

12' 3" x 11' 11" (3.73m x 3.63m)

Dining Kitchen

12' 3" x 11' 7" (3.73m x 3.53m)

Utility Room

11' 10" x 6' 1" (3.61m x 1.85m)

Cellar Room

12' 5" x 10' 9" (3.79m x 3.28m)

Bedroom One

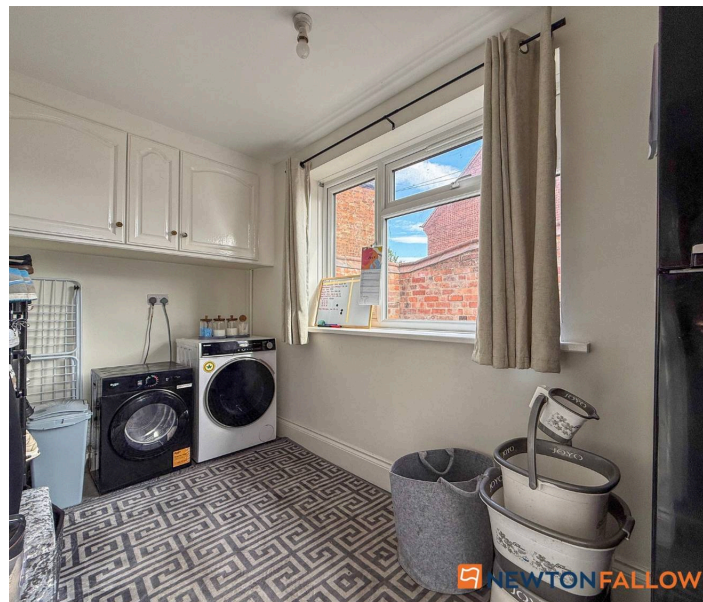
16' 3" x 12' 0" (4.95m x 3.66m)

Bedroom Two

8' 6" x 6' 7" (2.59m x 2.01m)

First Floor Bathroom

11' 7" x 5' 4" (3.53m x 1.63m)



Agent's Note

Please note that there is a commercial building situated to the side of the property.

Agent's Note - Access

Please note there is a shared passageway to the side of the property.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 962 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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

BASEMENT



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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