



East View

East Markham, Newark, NG22 0QR

£170,000



This semi-detached house on East View is an ideal first time buyers property with the opportunity to unleash your imagination with your own decorative flare !

With a reception room and kitchen / diner and two double bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring that daily routines are both practical and pleasant.

The location is particularly appealing, as East Markham boasts a friendly community atmosphere, with local amenities and picturesque surroundings. Residents can enjoy the tranquility of village life while still being within easy reach of Newark's bustling town centre, which offers a variety of shops, restaurants, and recreational facilities.

This property presents an excellent opportunity for those looking to settle in a serene environment without sacrificing accessibility. Whether you are a first-time buyer or seeking a charming rental, this semi-detached house is sure to impress with its character and potential. Do not miss the chance to make this lovely home your own.



Description

NO UPWARD CHAIN - A delightful ideal first time buyers semi detached cottage located on Priestgate in East Markham. The property briefly consists of a front lounge, kitchen / diner, two double bedrooms and a family bathroom. To the rear there is a generous garden.

Hallway

Entering the property through the front composite door into the carpeted hallway with the consumer unit and electric meter.

Lounge 13'10" x 11'1" (4.24m x 3.40m)

The lounge has a centre feature of a multi fuel closed burner with tiled hearth, acoustic panelled wall, carpet, radiator and under stairs storage and a bay window to the front.

Kitchen / Diner 14'0" x 12'4" (4.28m x 3.78m)

Entering through from the lounge into the kitchen / diner with laminate flooring, part tongue and groove walls, a range of base units and corner wall units with space for a fridge / freezer and washing machine, freestanding dishwasher, integrated fan assisted electric oven with a four ring electric hob with extractor over, tiled splash back and dual aspect Georgian style upvc windows allowing the natural light to flood within.

Rear Porch 6'2" x 3'7" (1.89m x 1.11m)

With laminate flooring leading through from the kitchen, space for hanging coats with rear door leading into the back garden. The combi boiler is wall mounted in the rear porch.

Stairs & Landing

With carpet leading up the stairs onto the landing with loft access.

Bedroom One 13'10" x 11'2" (4.24m x 3.41m)

A front facing double bedroom with carpet and radiator.

Bedroom Two 12'5" x 8'0" (3.81m x 2.44m)

A double bedroom rear facing with a built in storage cupboard, carpet and radiator.

Family Bathroom 9'2" x 4'5" (2.80m x 1.36m)

The bathroom has a three piece suite comprising of a bath with an electric shower over, wc and hand basin, part tiled walls, radiator and laminate flooring.

Outside

To the front there is a dwarf brick wall, path to side access leading into the gated rear garden which has lawn and perimeter hedges.

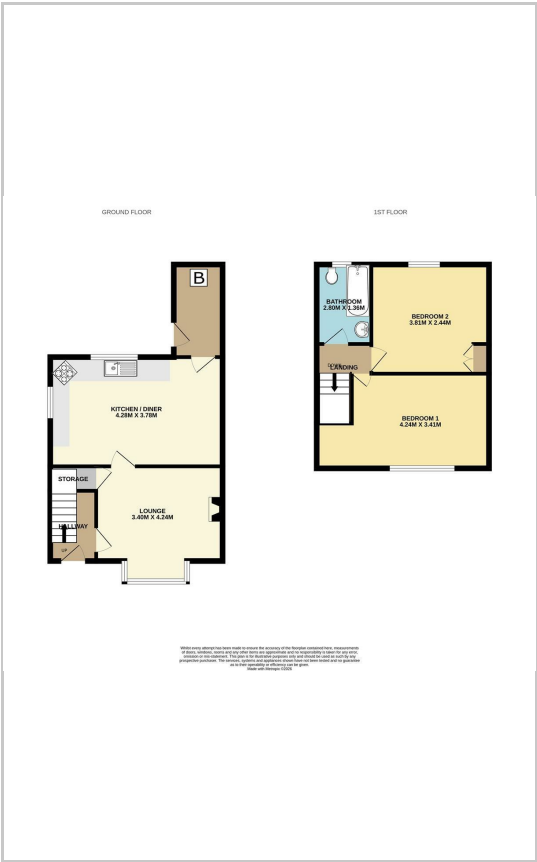
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

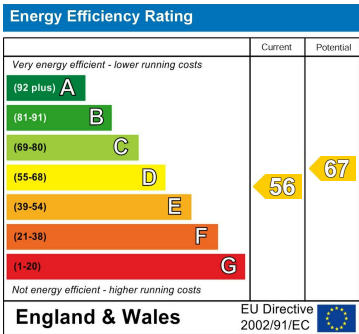
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.