



Barnby Gate, Newark  
Asking Price £130,000



## Barnby Gate

Newark

**\*MARKETED WITH NO CHAIN\*** Ideally situated just a short stroll from the heart of Newark town centre, this mid-terrace home presents an excellent opportunity for first-time buyers and investors alike. Recently refreshed with tasteful cosmetic improvements, including full redecoration and brand-new carpets throughout, the property is ready to move straight into.

The accommodation is well-balanced and comprises a welcoming lounge, a separate dining room ideal for entertaining or family dining, a kitchen with an electric oven and four-ring hob, a rear lobby and a ground floor bathroom. To the first floor are two generously proportioned double bedrooms. A particularly useful addition to the property is the pair of cellar rooms accessed from the dining room, offering excellent storage or potential for a variety of uses, subject to any necessary consents.

Outside, the property benefits from on-street parking to the front, while the rear garden has been designed for ease of maintenance, with predominantly paved areas creating an ideal space to relax or entertain. Further benefits include UPVC double glazing and gas central heating, making this a comfortable and practical home in a highly convenient location.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Lounge

12' 1" x 11' 10" (3.68m x 3.61m)

### Dining Room

12' 0" x 10' 1" (3.66m x 3.07m)

### Kitchen

8' 0" x 6' 9" (2.44m x 2.06m)

### Ground Floor Bathroom

6' 8" x 6' 3" (2.03m x 1.91m)

### Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

### Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

### Cellar Room One

12' 2" x 11' 10" (3.71m x 3.61m)

### Cellar Room Two

11' 8" x 9' 8" (3.56m x 2.95m)

### Agent's Note - Access

Please note that neighbouring properties have right of access across this property's garden.



### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 1,032 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. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, 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



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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## Newton Fallowell

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