



2 Rupert Crescent, Newark, NG24 4AP

£225,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

2 Rupert Crescent is a three bedroom semi-detached family home occupying a generous corner plot extending to approximately 0.13 of an acre. The property is now in need of renovation and updating, offering an excellent opportunity for buyers looking to undertake a refurbishment project, with potential for further development subject to the necessary local authority planning permission from Newark and Sherwood District Council.

The accommodation includes an entrance hall, two separate living rooms, a kitchen, breakfast room, and a conservatory overlooking the gardens. Adjoining outbuildings comprise a former wash house and a WC. To the first floor there are three bedrooms and a bathroom.

Outside, the property benefits from gardens to the front, side and rear, taking full advantage of its corner plot position. There is a driveway providing off-street parking together with a single garage. The size and layout of the plot offer scope for extension or redevelopment, subject to the appropriate consents.

The property has gas central heating and represents an ideal renovation project for owner occupiers, investors or developers.

Rupert Crescent is ideally situated within approximately one mile of a wide range of local amenities, including shops, schools and Newark town centre. Nearby supermarkets include Morrisons, Asda, Waitrose and Aldi, along with a recently opened M&S Foodhall. Newark's attractive town centre is centred around its predominantly Georgian Market Square, which hosts regular markets and offers a varied selection of independent shops, boutiques, bars, restaurants and cafes. A newly opened Waterstones in 2025 has added a further welcome feature to the town's retail offering.

For recreation, Sconce and Devon Park is close by and provides pleasant walking trails, riverside walks, a children's play area and the popular Rumbles Cafe.

Newark is well connected, with Northgate Station offering

fast rail services to London King's Cross in approximately one hour and fifteen minutes, while Castle Station provides links to Nottingham, Lincoln and Leicester. The A1 and A46 dual carriageways are both easily accessible. The town also benefits from well regarded primary and secondary schools together with a General Hospital, making it a convenient and practical location for families and commuters.

The house was built by Vickers in the late 1930's, constructed of brick under a slate roof covering. Central heating is gas fired. The accommodation can be described in more detail as follows.

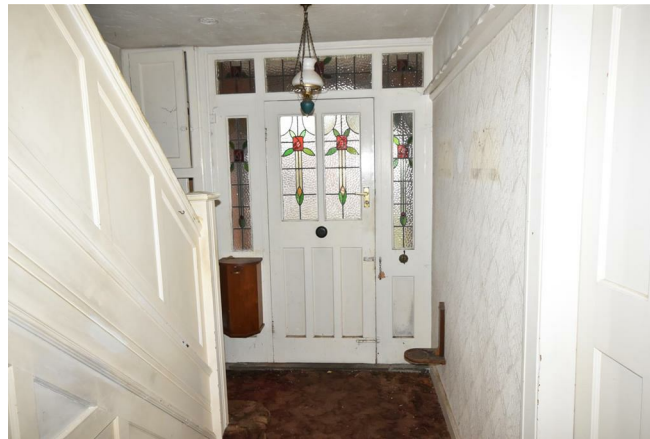
GROUND FLOOR

STORM PORCH

Original tiles to the floor, original front entrance door with stained glass and leaded lights leading to entrance hall.

ENTRANCE HALL

13'10 x 7'6 (4.22m x 2.29m)



Built in original cloaks cupboard and panelled staircase to first floor.

DINING ROOM

12'4 x 11' (3.76m x 3.35m)



Window to the front elevation, radiator, exposed floorboards, wooden fire surround, open fireplace and tiled hearth.

LIVING ROOM

13'6 x 11'5 (4.11m x 3.48m)



Original window and French door to the rear elevation leading to the garden. There is a double panelled radiator, fireplace with tiled hearth and recess to the side with wooden shelving.

KITCHEN

9'8 x 7' (2.95m x 2.13m)



There is a window to the side elevation, a range of pine fronted kitchen units with base cupboards and drawers, working surfaces over. Inset stainless steel twin bowl sink, eye level wall mounted cupboards and part tiled walls.

WALK IN PANTRY

There is a walk in pantry under staircase with original cold shelf and shelving to walls.

BREAKFAST ROOM

9'3 x 6'4 (2.82m x 1.93m)

Sliding double glazed patio doors to the side, wood framed part glazed door leading to the conservatory and radiator.

CONSERVATORY

12'3 x 8'11 (3.73m x 2.72m)

A wood framed, single glazed conservatory built on a brick base with doors to the garden. The conservatory is in poor condition and requires replacement.

WASH HOUSE

7'10 x 5'10 (2.39m x 1.78m)

With plumbing for automatic washing machine. Open plan to WC with low suite WC.

FIRST FLOOR

LANDING

Original leaded light window to the side elevation.

BEDROOM ONE

12'3 x 11' (3.73m x 3.35m)



There is a window to front elevation, radiator and cast iron fireplace.

BEDROOM TWO

13'3 x 10'2 (4.04m x 3.10m)



Radiator, double glazed window to the rear elevation. Built in wardrobes comprising one double and one single wardrobe with hanging rail and shelving.

BEDROOM THREE

8'9 x 7'5 (2.67m x 2.26m)



Window to front elevation, built in wardrobe over staircase bulkhead with hanging rail and shelving.

FAMILY BATHROOM

7' x 8'5 (2.13m x 2.57m)



Radiator, original window to the rear elevation, part tiled walls. Grey coloured bathroom suite comprising pedestal wash hand basin and low suite WC, panelled bath with electric Mira Zest shower over, shower screen and tiling to splashbacks. There is a built in airing cupboard housing a main Combi HE24 gas central heating boiler.

OUTSIDE



The property occupies a corner plot of 0.131 acre or thereabouts. To the front there is a lawned garden and concrete pathway leading to the front door. At the rear there is a paved patio and lawned garden that extends to the rear garden. There is a timber garden shed and close boarded wooden fences to the boundaries. The side garden is laid to lawn with a concrete driveway providing off road car parking. Wooden close boarded fence to the front boundary and centre opening wooden gated giving access to the driveway.

SINGLE GARAGE

A concrete, sectional built garage with up and over door.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a main Combi HE gas fired central heating boiler located in the bathroom.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

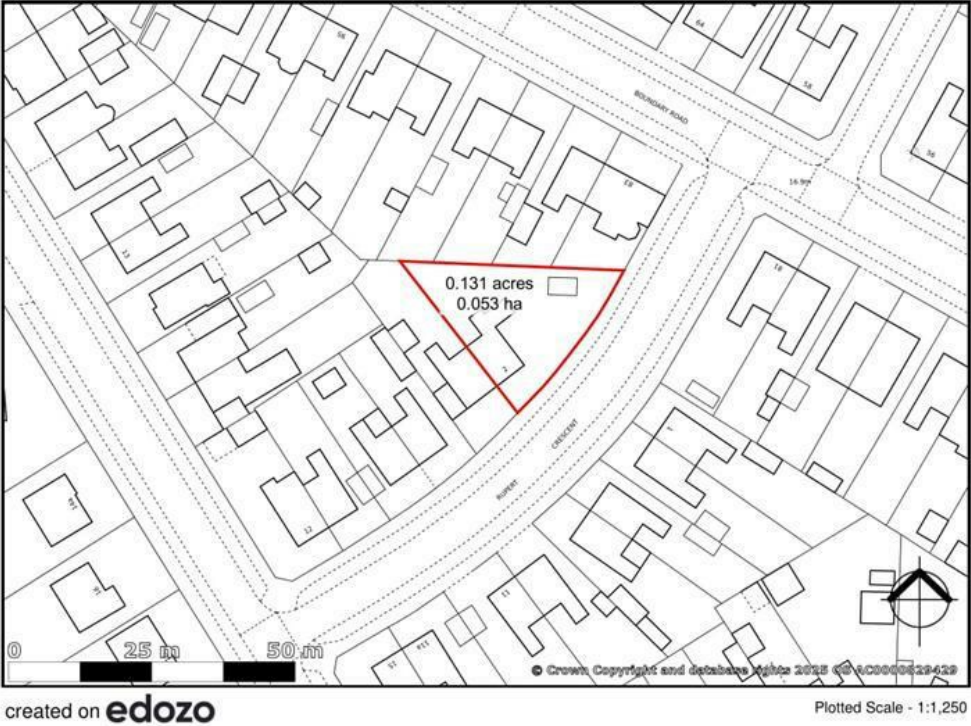
MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property is under Newark and Sherwood District Council Tax Band C

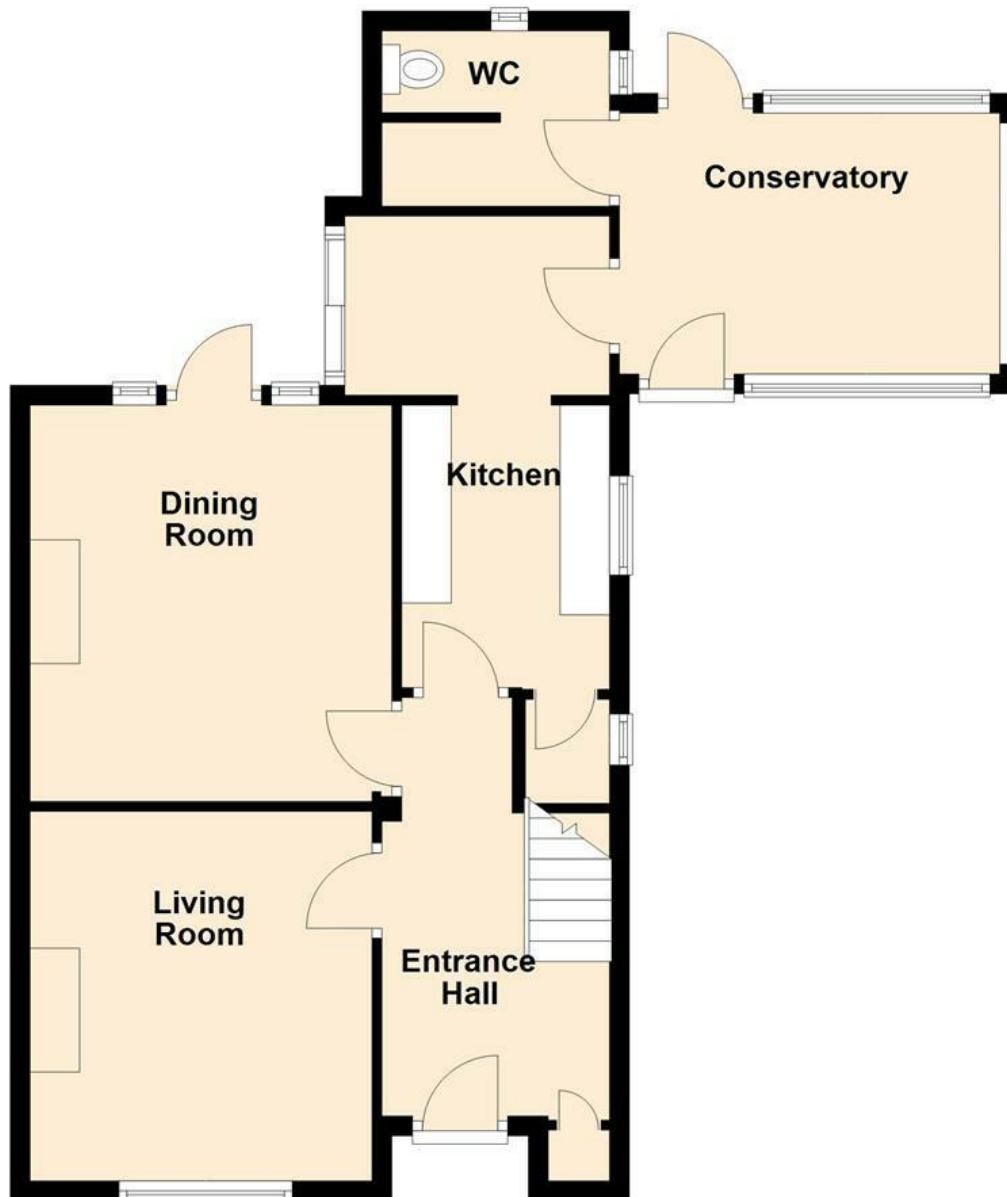
2 Rupert Crescent, Newark, NG24 4AP



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

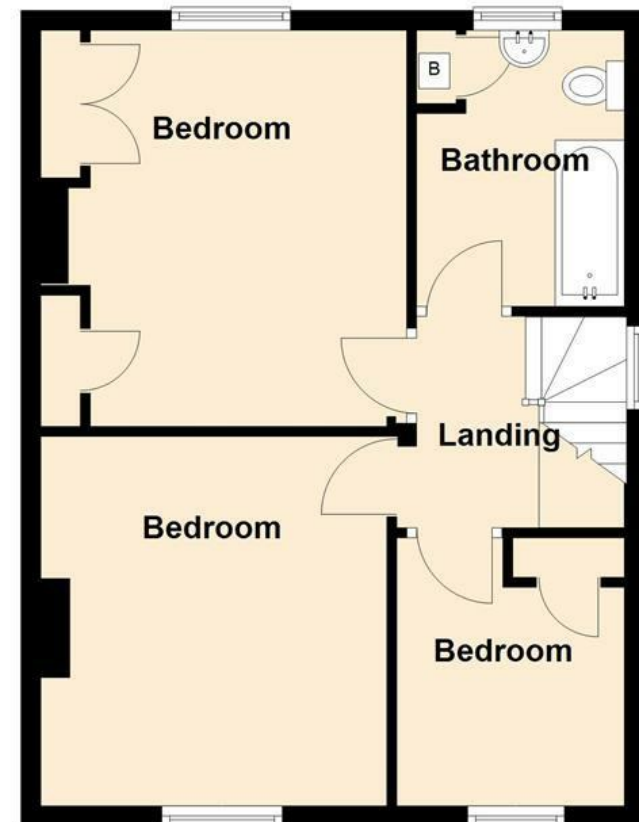
Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers