17A Newnham Road, Newark, NG24 1HY

OFFERS IN EXCESS OF £85,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A three bedroomed end terraced house in need of modernisation. Central heating is gas fired and uPVC double glazed windows are installed throughout. Constructed circa 1900 the property was re-foofed with interlocking tiles approximately 40 years ago. The rooms are spacious and there is considerable potential for improvement as a family house.

The accommodation provides, on the ground floor, front sitting room, dining room and kitchen. There is a basement with three cellar compartments. The first floor provides an inner landing, three bedrooms, lobby and a bathroom.

Outside there is an enclosed rear yard and a wash house.

The property is situated adjacent to the Methodist Church and within a residential area. The location is opposite Northgate Retail Park and close to the East Coast main line railway station, and within comfortable walking distance of Newark Town Centre.

The main building is constructed with 225mm solid brick walls under a pitched roof covered by concrete interlocking tiles. Central heating is gas fired and the following accommodation is provided:

GROUND FLOOR

SIDE ENTRANCE LOBBY
With staircase.

SITTING ROOM
13'3 x 11'8 (4.04m x 3.56m)

Fitted gas fire (not tested), radiator, original picture rail, moulded ceiling cornice and centre rose. Front window.

DINING ROOM
13'4 x 11'3 (4.06m x 3.43m)

Built-in cupboard, radiator, window in the rear elevation and door to the basement.

KITCHEN
8'10 x 7'7 (2.69m x 2.31m)

With stainless steel sink unit.

BASEMENT
With three compartments, gas and electric meters.

FIRST FLOOR

LANDING
An inner landing with radiator.

BEDROOM ONE
11'5 x 10'4 (3.48m x 3.15m)

With radiator.

BEDROOM TWO
10'1 x 8'2 (3.07m x 2.49m)

With radiator.

BEDROOM THREE
11'4 x 6'5 (3.45m x 1.96m)

With radiator.

LOBBY
With airing cupboard containing the hot water cylinder and cold water storage tank.

BATHROOM
8'5 x 6'5 (2.57m x 1.96m)

Bath with electric shower fitted, pedestal basin and low suite WC. Radiator. Baxi gas fired central heating boiler.

OUTSIDE

Archway entrance. Enclosed rear yard. Former wash house measuring approximately 8' x 7'.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

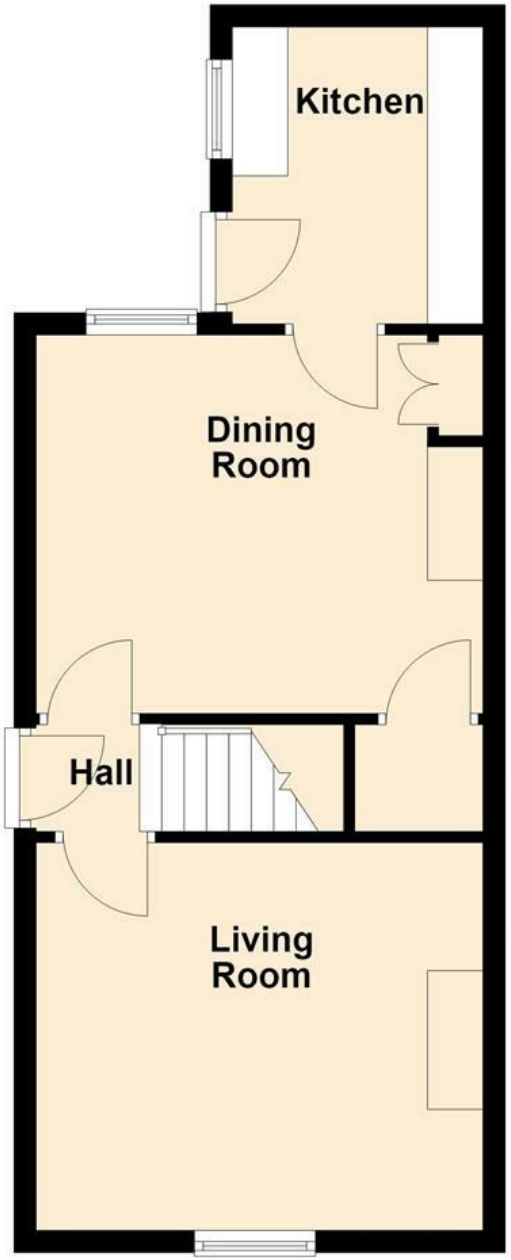
VIEWING
Strictly by appointment with the selling agents.

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 comes under Newark and Sherwood District Council Tax Band A.

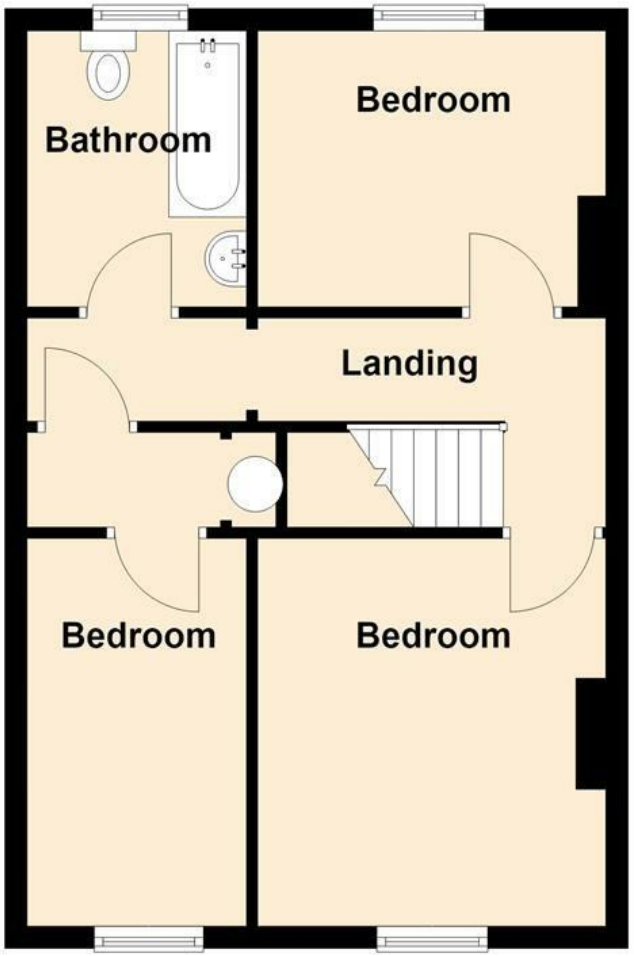
Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)

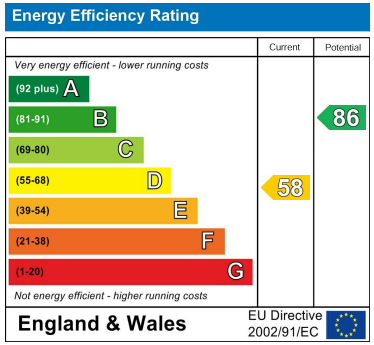


First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 80.9 sq. metres (870.9 sq. feet)



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. 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

The Property Ombudsman

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