


## 84 Whitfield Street, Newark, NG24 1QX

**No Chain £140,000**

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Situated on Whitfield Street in the delightful town of Newark, this charming two-bedroom end terrace house presents a great opportunity for investors or first-time buyers. A character-filled home where comfort and convenience come together naturally.

The ground floor offers a well-presented and comfortable living room, a separate dining room, a fitted kitchen with ample storage units, and a rear lobby featuring built-in storage cupboards which houses the Baxi combi boiler and a bathroom to the rear of the property. To the first floor, there are two spacious double bedrooms which is great for a couple or family.

Along the side of the property is a shared passage providing access to the rear garden. The garden is fully enclosed by high walls, offering a private and generous outdoor space. It is arranged over two levels, one featuring wooden bench seating and the other housing a garden shed. Viewing is highly recommended.

Newark is superbly placed for commuters, with excellent road links to the A1 and A46, providing swift access to Nottingham, Lincoln and major regional centres. Newark Northgate offers fast rail services to London King's Cross in approximately 75 minutes. The town itself is a vibrant market centre, home to a wide selection of amenities including an M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The attractive Georgian Market Square hosts regular markets and is surrounded by an appealing mix of independent boutiques and national retailers, including a recently opened Waterstones bookstore, complementing an already good selection of independent and charity book shops around the town centre. Newark also offers a great choice of cafes, bars and restaurants, including established brands such as Starbucks and Costa. The area benefits from well-regarded primary and secondary schooling and the services of Newark Hospital.

The end-terrace property is constructed of rendered brick beneath a slate roof. The windows are predominantly uPVC double-glazed and the central heating is served by a Baxi combination boiler

The property can be described in more details as follows.

## GROUND FLOOR

### LIVING ROOM
11'11 x 11'4 (3.63m x 3.45m)



UPVC double-glazed front entrance door and front-facing window. Disconnected gas fire fireplace with wooden surround. Built-in recessed wooden shelving, radiator, wall-mounted TV point and power point, carpeted flooring.

### CELLAR
The cellar is full height with a brick floor and is fitted with an electric light

### DINING ROOM
11'1 x 10'8 (3.38m x 3.25m)



UPVC double-glazed window to rear elevation, radiator and carpeted flooring. Exposed wooden ceiling beams. Large wooden door leading to stairs to the first floor and a separate door with steps down to the cellar.

### KITCHEN
6'9 x 5'7 (2.06m x 1.70m)



Ceramic frame tile flooring, wood double glazed window

to side elevation. Wooden kitchen units including base units and drawers with working surfaces over, inset stainless steel one and half bowl sink and drainer with splash back tiles. Built in cooker with gas four ring with extractor fan over.

## LOBBY
5'02 x 3'04 (1.57m x 1.02m)
Single glazed wooden rear entrance door leading to garden, tiled flooring, built in cupboards with Baxi boiler combination gas central heating.

## BATHROOM
6'07 x 5'09 (2.01m x 1.75m)
Laminate wood style flooring, with tiled walls. Wash hand basin with wood storage unit, low suite WC, shower over bath with glass door and heated towel rail.

## FIRST FLOOR

## LANDING
3'08 x 2'08 (1.12m x 0.81m)

## BEDROOM ONE
13'1 x 11'0 (3.99m x 3.35m)



UPVC double glazed window to the rear, carpet, radiator. Two fitted wooden double wardrobes with drawers underneath.

## BEDROOM TWO
11'11 x 11'03 (3.63m x 3.43m)



UPVC double glazed window to front elevation, carpet and radiator. Built in storage cupboard.

## OUTSIDE



Private rear garden with two separate levels with half stone and other concrete. Shed and seating area with wooden benches with a tree and bushes.





## TENURE
The property is freehold.

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

## POSSESSION
Vacant possession will be given on completion.

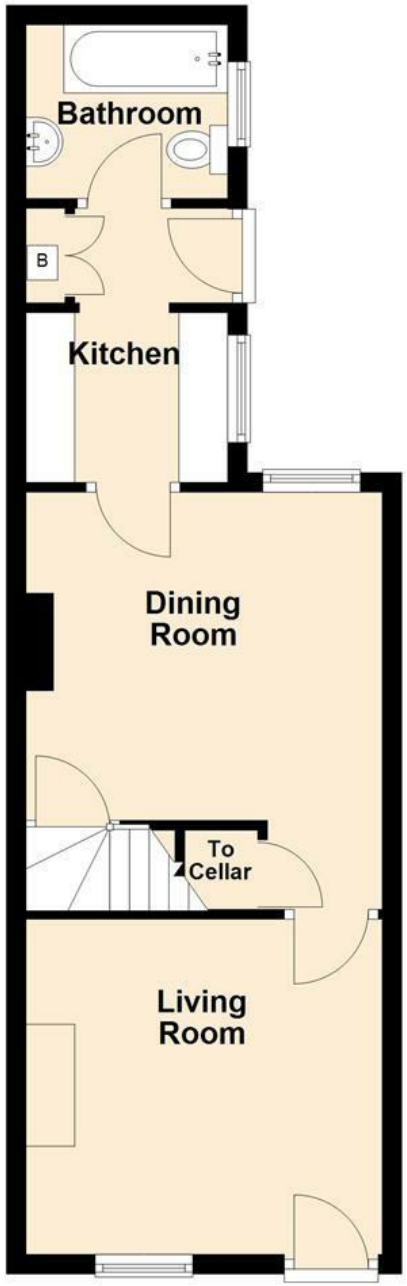
## VIEWING
Strictly by appointment with the selling agents.

## 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.

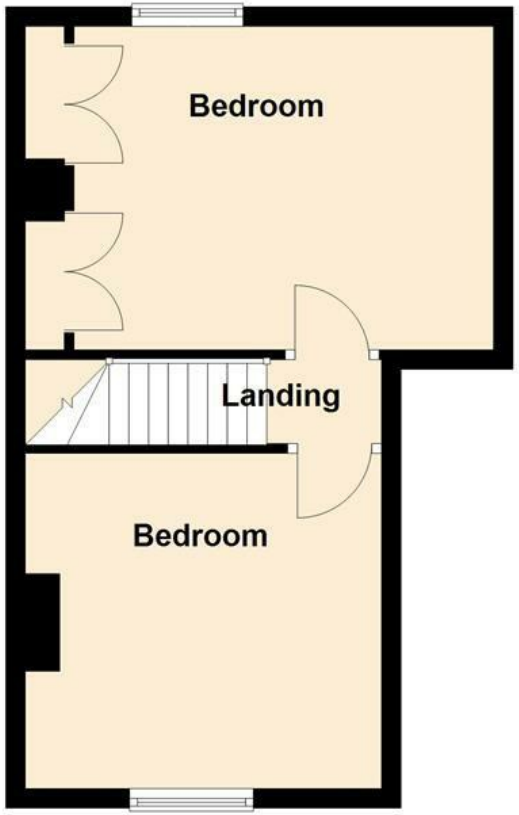
## Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



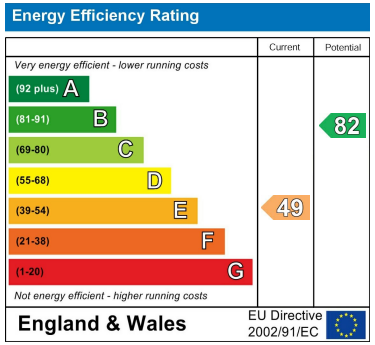

## First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)




Total area: approx. 70.8 sq. metres (761.8 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.*

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RICS

The Property Ombudsman

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