

3 Middleton Road, Newark, NG24 2DL

Offers Invited £170,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Situated in a popular and well-established residential area, approximately one mile from Newark town centre, this three-bedroom semi-detached home offers spacious accommodation and plenty of potential. Offering an excellent opportunity for buyers looking to make a property their own, the home would benefit from some modernisation and provides scope to personalise to individual tastes. An ideal opportunity for first-time buyers, families or investors, with early viewing highly recommended.

The living accommodation comprises an entrance hallway with staircase rising to the first floor, leading into a well-proportioned living room providing a comfortable reception space. This opens into a separate dining room, offering flexibility for use as a dining area, home office or occasional bedroom. The fitted kitchen benefits from a range of wall and base units and fitted breakfast bar, with space for a family dining table. The ground floor is completed by a bathroom fitted with both a bath and separate shower. To the first floor are three bedrooms, accessed from the landing.

Externally, the property is set back from the road, with a front driveway and shared concrete driveway providing access to the rear. The enclosed rear garden is mainly laid to lawn, with established trees and planting to the borders, a paved seating area beneath a wooden pagoda, and an outside wooden-built shed providing a good-sized outdoor space.

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 property is semi-detached constructed of rendered elevations under a tiled roof with a brick driveway to the front and shared driveway to the side. It benefits from gas central heating and uPVC double glazed windows throughout and solar panels. The accommodation is well laid out and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALLWAY
6'03 x 5'10 (1.91m x 1.78m)
UPVC double glazed front door and window, radiator, carpet floor and stairs leading to first floor.

LIVING ROOM
14'03 x 10'09 (4.34m x 3.28m)



UPVC double glazed bay window to the front elevation, radiator, carpet floor and electric fire with tiled fireplace.

DINING ROOM/OFFICE
8'08 x 8'01 (2.64m x 2.46m)



UPVC double glazed window with rear elevation, radiator and carpet.

KITCHEN
14'11 x 7'06 (4.55m x 2.29m)
(Narrowing to 10'06 X 8'01)







UPVC double glazed Velux windows and UPVC double glazed windows to the rear and side elevations, with a side door providing access to the rear garden. Two radiators, vinyl flooring, a range of wall and base units, tiled splashbacks, sink and drainer, and a Beko four-ring hob with oven and extractor fan.

BATHROOM

8'06 x 5'11 (2.59m x 1.80m)

UPVC double glazed window to the front elevation, vinyl flooring, wash hand basin, WC, electric shower, tiled walls throughout and a separate bath.

FIRST FLOOR

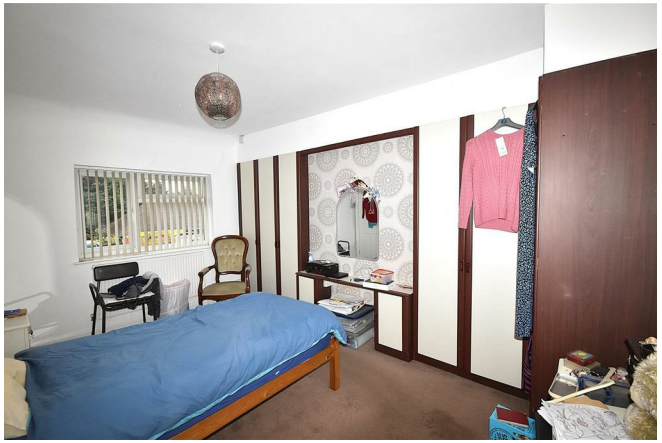
LANDING

7'00 x 5'09 (2.13m x 1.75m)

UPVC double glazed window with side elevation, carpet flooring, loft hatch.

BEDROOM ONE

14'06 x 9'07 (4.42m x 2.92m)



UPVC double glazed windows to front and rear elevation, radiator, fitted double wardrobes with mirror section and built in wardrobe/storage room that holds a Logic combi boiler.

BEDROOM TWO

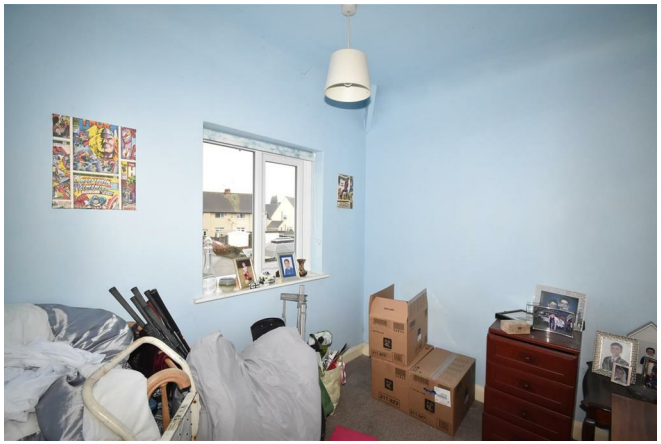
11'10 x 6'11 (3.61m x 2.11m)



UPVC double glazed windows with front elevation and radiator and carpet floor.

BEDROOM THREE

8'10 x 6'11 (2.69m x 2.11m)



UPVC double glazed windows to rear elevation and radiator and carpet floor.

OUTSIDE





To the front, the property is set back from the road and benefits from off-road parking and solar panels on the roof, with a shared concrete driveway providing access to the rear garden. The enclosed rear garden is mainly laid to lawn, with established trees and planting, together with a stone pathway leading to a paved patio seating area beneath a wooden pagoda. A wooden-built shed provides additional outdoor storage.

SERVICES

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

Solar panels with approximately nine years remaining on the Feed-in Tariff scheme and are owned by the owner.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

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.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark & Sherwood District Council Tax Band A.

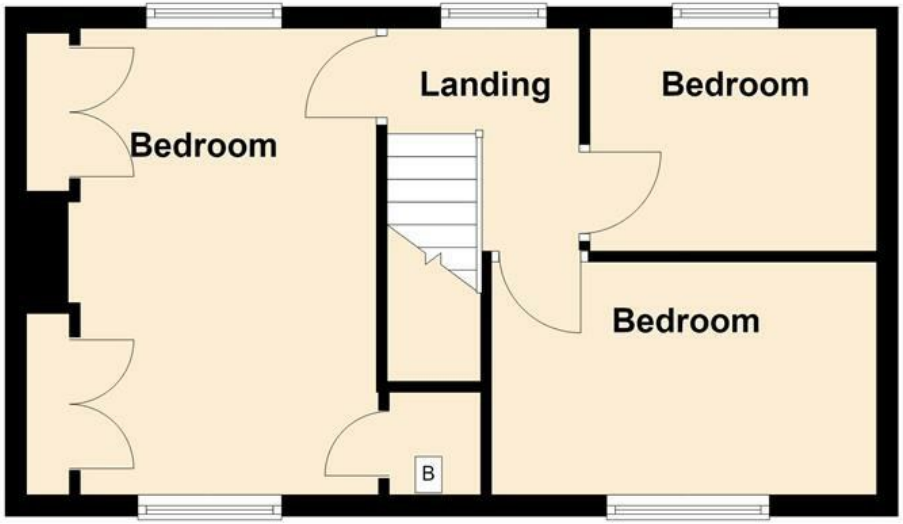
Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



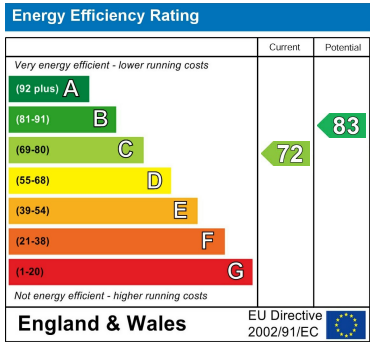
First Floor

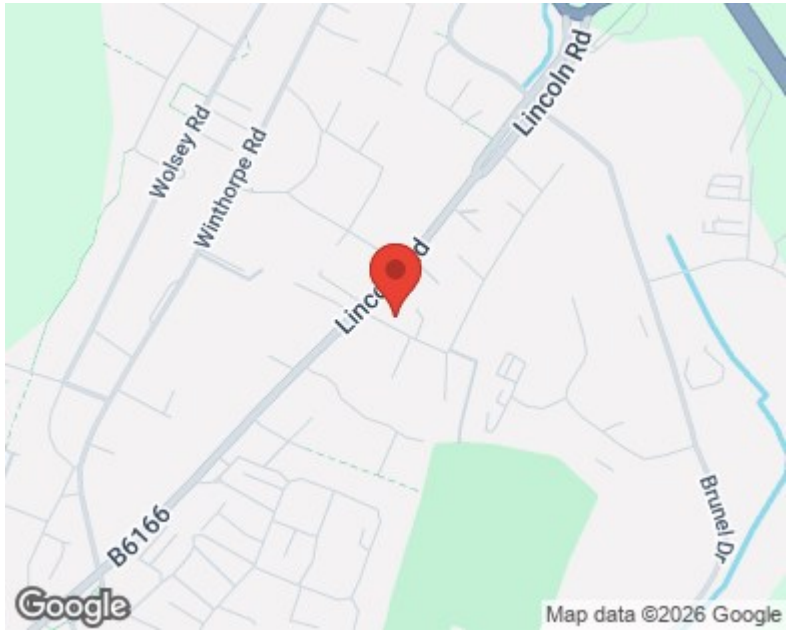
Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 86.3 sq. metres (929.1 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

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