

77 Albert street, Newark, Nottinghamshire,
NG24 4BB

No Chain £137,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented two-bedroom mid-terrace house, conveniently situated within walking distance of Newark town centre. The property offers well-proportioned accommodation throughout and would make an ideal purchase for a first-time buyer, investor or those looking to downsize. An excellent opportunity for those seeking a conveniently located home, with a good range of local amenities close by and early viewing highly recommended.

The well maintained property offers an entrance hallway, kitchen, and spacious living room with useful under-stairs storage. The kitchen is fitted with a range of wall and base units, together with a freestanding oven and four-ring hob. To the first floor are two bedrooms, including a good-sized main bedroom with built-in wardrobe, along with a bathroom fitted with a white suite.

Outside, the property has a low-maintenance block-paved yard and patio area great for table and chairs, with mature bushes and enclosed wooden boundaries. There is also a wooden shed, together with gated access to Boundary Court where there is an allocated parking space that comes with the property.

Newark is a historic and increasingly popular market town centred around its attractive Georgian Market Square and Castle ruins. The town offers an excellent range of independent shops, cafes, bars and restaurants, together with Waitrose, Morrisons, Asda and Aldi supermarkets and an M&S Foodhall. Recreational facilities include Sconce and Devon Park, riverside walks and Newark Sports and Fitness Centre. The town is particularly well placed for commuters, with access to the A1, A46 and A17, together with two railway stations. Newark Northgate provides direct services to London King's Cross, while Newark Castle offers connections to Nottingham, Lincoln and Leicester.

This mid terraced house constructed of brick elevations under a tiled roof covering offers scope for improvement and would make an excellent first buy. The living accommodation is arranged over two levels and benefits from a gas fired central heating system and uPVC double glazed windows throughout.

GROUND FLOOR

HALLWAY
UPVC double glazed front door, vinyl floor, radiator, carpeted stairs leading to first floor and six coat hooks.

KITCHEN
10'09 x 6'07 (3.28m x 2.01m)
UPVC double glazed window to front elevation, vinyl floor, stainless steel sink and drainer, freestanding oven with four ring hob. Wall and base units, ideal logic boiler.



LIVING ROOM
12'10 x 12'05 (3.91m x 3.78m)
Narrowing to 6'07 X 2'05



UPVC double glazed window and door to rear elevation, laminate floor and radiator. Under stairs storage cupboard with vinyl flooring and fitted wooden shelving



FIRST FLOOR

LANDING
6'00 x 5'06 (1.83m x 1.68m)
Carpet floor, loft hatch, airing cupboard with three wooden shelves and water tank.

BED ONE
12'00 x 9'07 (3.66m x 2.92m)
Narrowing to 7'08 X 3'03



UPVC double glazed window to front elevation, carpet floor, radiator built in double wardrobe with wooden shelf built in.



BED TWO
7'09 x 7'05 (2.36m x 2.26m)
Narrowing to 6'05 X 2'11

UPVC double glazed window to rear elevation, laminate floor and radiator.



BATHROOM
7'09 x 5'01 (2.36m x 1.55m)
UPVC double glazed privacy window to rear elevation, vinyl floor, radiator, bath, sink, W.C, fitted mirror storage cupboard.



OUTSIDE
Block-paved yard and patio area, with mature bushes, wooden fenced boundaries, a wooden shed and gated access to Boundary Court where there is an allocated parking space with the property.





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

VIEWING
Strictly by appointment with the selling agents.

TENURE
The property is freehold.

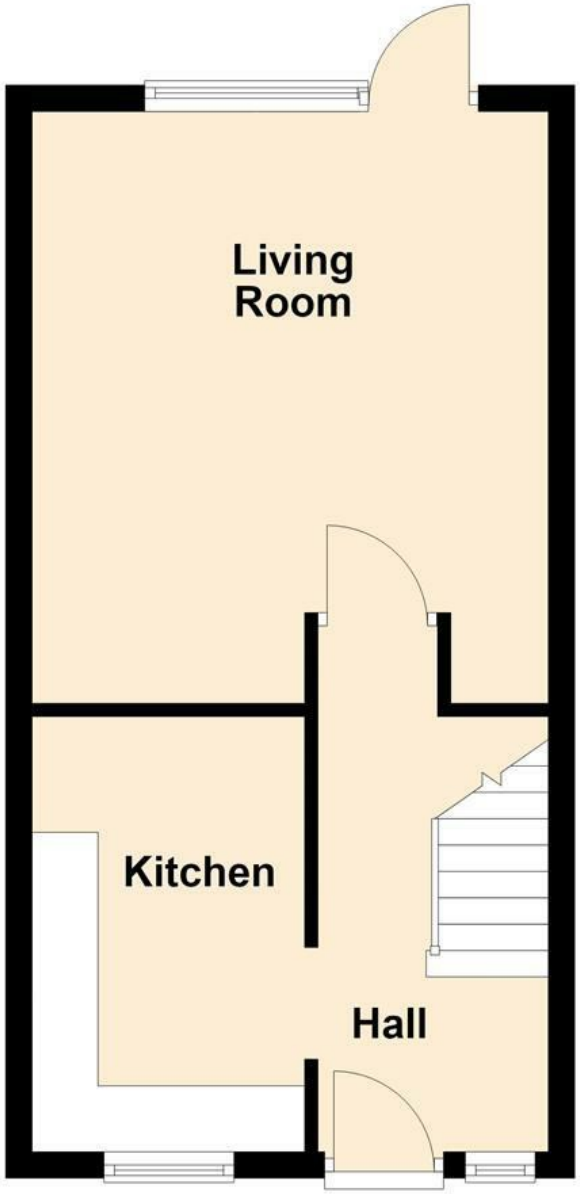
POSSESSION
Vacant possession will be given on completion.

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.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band A.

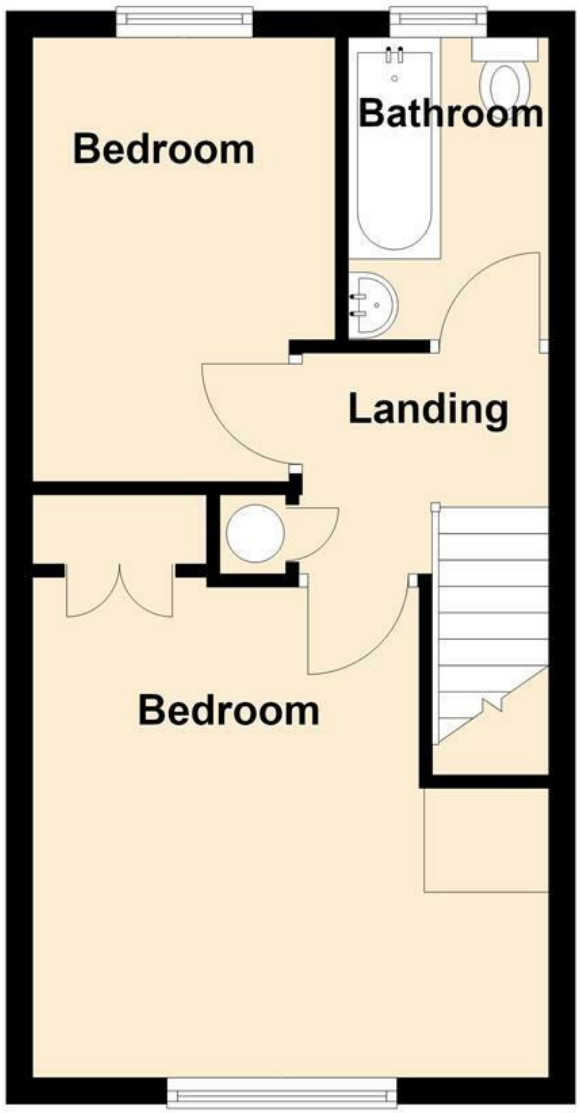
Ground Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



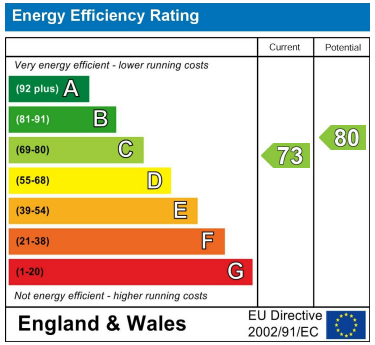
First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 61.8 sq. metres (665.0 sq. feet)







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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

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The Property Ombudsman

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