

44 Cross Street, Newark, NG24 1NZ

No Chain £124,950

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended mid terraced house
- Private uncrossed rear yard
- Two double sized bedrooms
- Town centre walking distance
- No Chain
- Gas fire
- Lounge, dining room and kitchen
- Two brick built storage sheds
- Primary school walking distance
- EPC Rating D

The accommodation includes a front sitting room, inner lobby with staircase, dining room with built in cupboards and an open plan kitchen area. The first floor provides two double sized bedrooms and the bathroom. The property is available with immediate vacant possession.

Cross Street is in a convenient location within comfortable walking distance of the town centre. The property is also conveniently located for Newark Northgate railway station with regular services to the north and King's Cross. There is a local Co-operative store. Barnby Road Primary School is again within walking distance and is a popular and very well regarded school.

The property built circa 1900 has a modern two story extension. The elevations are brick and the roof is a very low maintenance slate tile. The following accommodation is provided:

GROUND FLOOR
UPVC Front entrance door. Inner lobby with staircase.

SITTING ROOM
12' x 11' (3.66m x 3.35m)
Fireplace, built in cupboard with electric and gas metres, double panelled radiator.

DINING ROOM
11'11 x 11'11 (3.63m x 3.63m)
Open fireplace, cupboard under the stairs, double panelled radiator, tall built in cupboard.

KITCHEN
10'2 x 6'11 (3.10m x 2.11m)
Wall units, base units and working surfaces. Incorporating a stainless steel sink and drainer. Freestanding cooker, Glow Worm gas fired central heating boiler, double panelled radiator, rear entrance door.

FIRST FLOOR

LANDING
Inner landing with built in airing cupboard containing the hot water cylinder.

BEDROOM ONE
11'11 x 10'11 (3.63m x 3.33m)
Built in cupboard, double panelled radiator.

BEDROOM TWO
12'1 x 8' (3.68m x 2.44m)
With radiator.

BATHROOM
6'10 x 7'1 (2.08m x 2.16m)
Bath with a electric shower over and screen, basin and low suite WC.

OUTSIDE
Block paved yard and patio area. Small grassed area. Outside tap. The rear garden is uncrossed. Rear access by right of way is available from the nearby passageway. There are two brick built external storage sheds.

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.

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 and Sherwood District Council Tax Band A











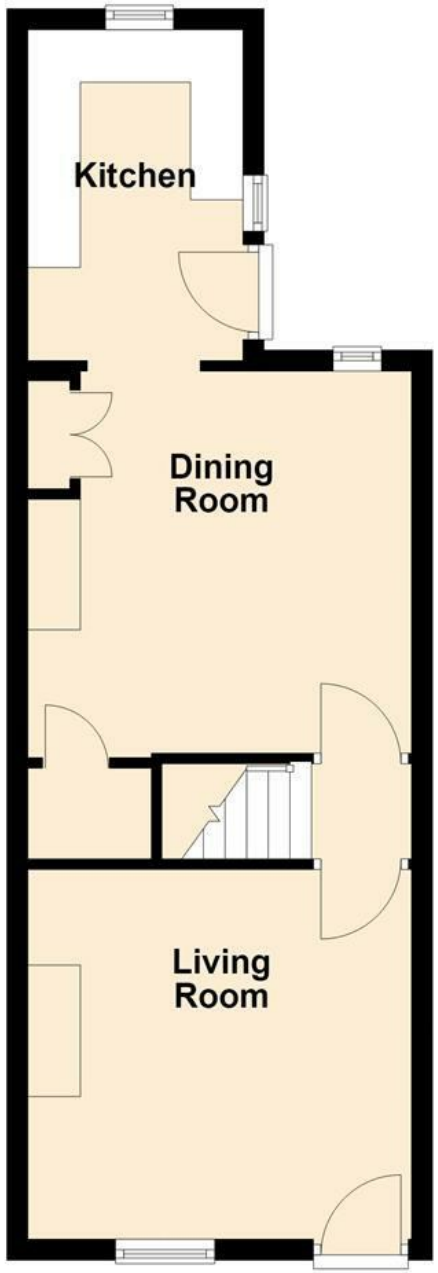






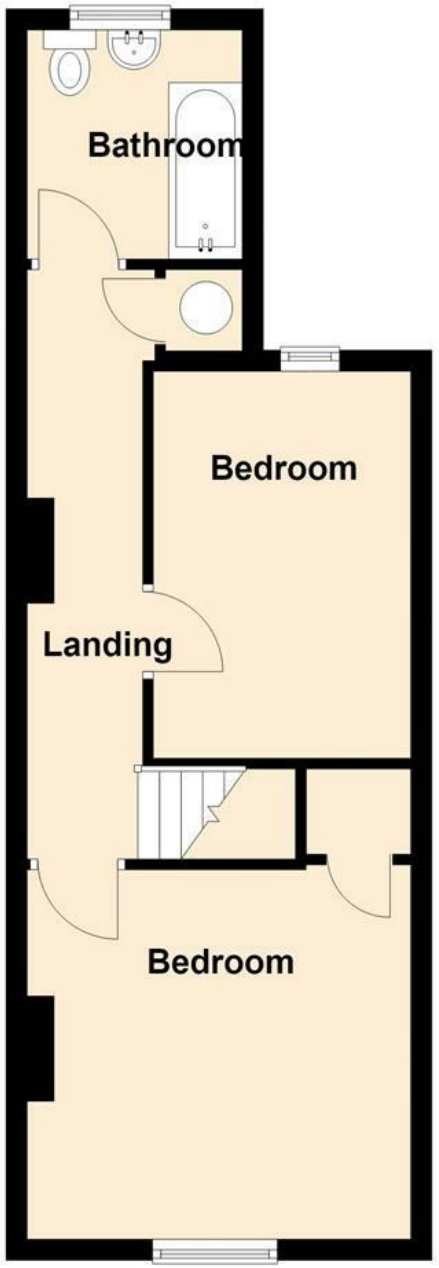
Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)

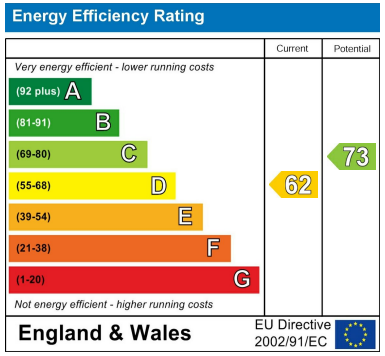


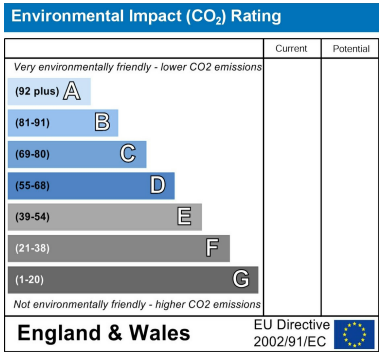
First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 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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