

48 Cross Street, Newark, NG24 1NZ

£128,950

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A modernised and extended 2/3 bedroomed house with modern kitchen and bathroom facilities. The property is a "passage house" providing extra space upstairs, and a third bedroom facility. Central heating is gas fired and the property is double glazed. This popular residential area is just a few minutes walking distance from the town centre and Barnby Road Primary School.

The accommodation briefly includes a front sitting room, inner lobby with staircase, dining room with built in tall cupboard and cupboard under the stairs. Kitchen with appliances. The first floor provides a landing with airing cupboard containing the hot water cylinder. There are two double sized bedrooms, and a smaller room with a connecting door from bedroom one. The bathroom has an electric shower over the bath. Outside the block paved side area and paved rear yard are low maintenance and fenced on three sides. The side passage, subject to rights of way with adjoining properties gives access to the rear of the property.

The property is also conveniently situated for Newark Northgate Railway Station with regular services to the North and King's Cross. There is a local Co-operative store.

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

GROUND FLOOR
UPVC front entrance door.

LOUNGE
11'9 x 11'4 (3.58m x 3.45m)



Sealed fireplace with vent. Radiator and picture rail.

Lobby and staircase.

DINING ROOM
12'1 x 11'9 (3.68m x 3.58m)



Fireplace with vent. Built-in tall cupboard, cupboard under the stairs. Radiator.

KITCHEN
10'3 x 6'7 (3.12m x 2.01m)



Wall cupboards, base units, working surfaces incoporating a stainless steel sink unit and drainer. Integrated appliances include an electric hob, oven and stainless steel hood. Glow-worm gas fired central heating boiler, LED track lighting, uPVC entrance door, radiator.

FIRST FLOOR
The staircase rises to a landing.

BEDROOM ONE
10'11 x 10'1 (3.33m x 3.07m)



Fireplace with vent.

Connecting door to:

BEDROOM TWO
14'3 x 5' (4.34m x 1.52m)



Radiator and hatch to the roof space.

Inner landing with airing cupboard containing the hot water cylinder.

BEDROOM THREE
12'1 x 7'7 (3.68m x 2.31m)



With radiator.

BATHROOM
6'6 x 7'3 (1.98m x 2.21m)



Bath with electric shower over, basin, low suite WC. Radiator.

OUTSIDE



There is a block paved side area from the kitchen door and gateway to the passage entrance. Enclosed paved rear yard area, fenced on all three sides. 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.

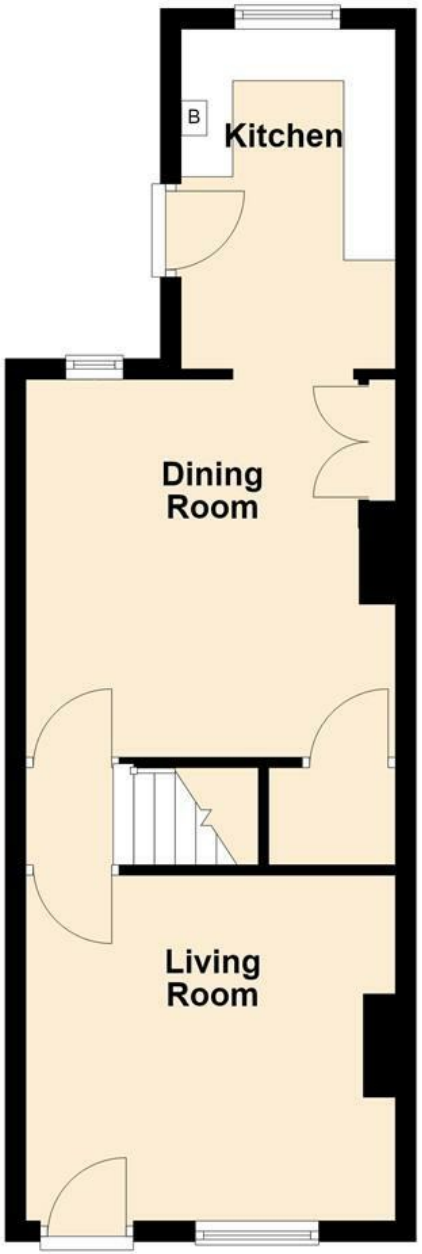
MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
This property comes under Newark & Sherwood District Council Tax Band A.

Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



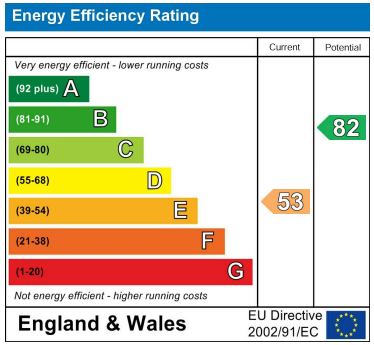
First Floor

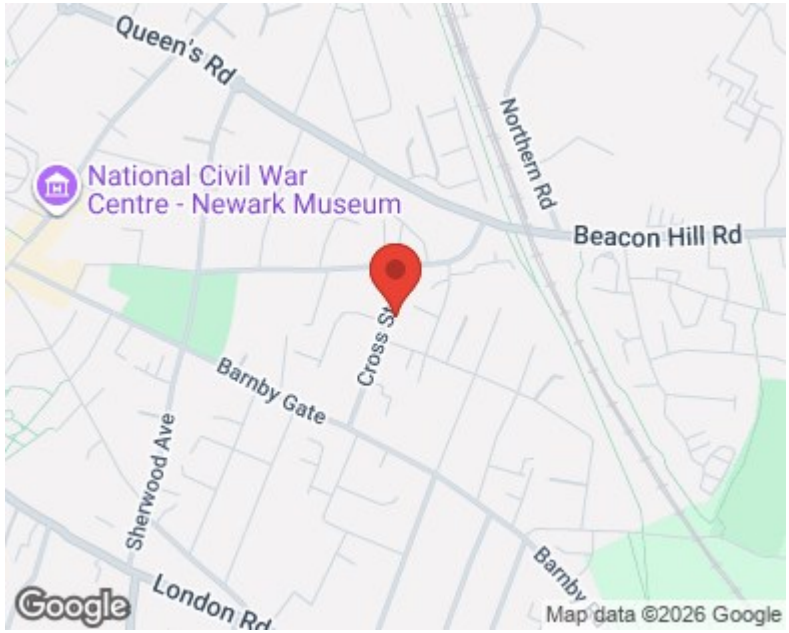
Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 77.6 sq. metres (835.2 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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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