



**7 Elizabeth Road, Newark,
Nottinghamshire, NG24 4NP**

£155,000
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A very well maintained and presented 2 bedroomed semi-detached house situated on a good sized plot which is an above average size for this type of property. Secure gated driveways to the front and rear offers parking for up to 10 vehicles and there is also a lawned garden and patio to the rear. There is a concrete sectional garage/workshop offering further vehicle storage.

Ideal for a couple of family there is further potential to extend the house subject to the relevant planning permissions.

The property offers spacious living accommodation with the benefit of UPVC double glazed windows. Internal redecoration has recently been completed along with new carpets fitted to the first floor rooms.

The accommodation comprises; entrance hallway, kitchen fitted with oak fronted units, utility/breakfast room with French doors giving access to the rear, 17' lounge/dining room with French doors leading to the garden. On the first floor there are 2 double bedrooms, a bathroom with white suite and separate WC.

The secure and spacious plot would be an ideal property for those with a small business who may want to park a van or use the garage for storage, collect or restore classic vehicles or require parking for a leisure vehicle including caravan, boat or motor home.

Situated just 1.5 miles from Newark town centre allows local amenities to be within easy reach. Viewing is highly recommended.

Newark is conveniently situated within commuting distance of Nottingham and Lincoln, there are fast trains available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and

chain shops. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and general hospital.

Constructed of brick elevations under a concrete tiled roof covering, UPVC soffitt and fascia boards and UPVC double glazed windows. The living accommodation arranged over 2 levels can be further described as follows:-

GROUND FLOOR

ENTRANCE HALL

12'8 x 6'2 (3.86m x 1.88m)

With stairs off, telephone point, good quality Rhino vinyl flooring.

KITCHEN

10'11 x 9'6 (3.33m x 2.90m)



With part tiled walls, UPVC double glazed window to the front, Sherwell oak fronted kitchen units with base cupboards and drawers, working surfaces over, inset composite 1.5 bowl sink and drainer, fitted gas oven and gas hob. Wall mounted cupboards and glazed display cabinet, space for a fridge/freezer, extractor fan, coved ceiling, good quality Rhino vinyl flooring.

UTILITY/BREAKFAST ROOM

9'8 x 8'5 (2.95m x 2.57m)



Wall mounted Baxi Brazilia gas heater. UPVC double glazed French doors give access to the rear garden. Wood framed leaded light double glazed window to the front elevation. Sherwell oak fronted base cupboards with working surfaces above, tiled splash backs, plumbing and space for washing machine, space for dryer. Wall lights and good quality Rhino vinyl flooring.

LOUNGE/DINING ROOM

17'6 x 12'3 (5.33m x 3.73m)



A set of UPVC double glazed French doors lead to the rear

patio and garden, fireplace with Adam style fire surround, tiled hearth and gas fire. Arched reveal. The room has a centre arch separating the lounge and dining area, wall mounted lights, TV point, good quality wood effect vinyl floor.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM ONE

11' x 10'5 (3.35m x 3.18m)



UPVC double glazed window to the rear elevation, built in cupboard with shelving.

BEDROOM TWO

11'1 x 9'8 (3.38m x 2.95m)



UPVC double glazed window to the side elevation. Fitted double wardrobe with hanging rail and cupboard over. Built in cupboard with shelving.

BATHROOM

7'4 x 6'2 (2.24m x 1.88m)



White suite comprising the original cast iron bath with electric Triton Delta shower over, pedestal wash hand basin, part tiled walls.

WC

With low suite WC, UPVC double glazed window to the front elevation, fully tiled walls.

OUTSIDE



To the front there are 2 sets of secure centre opening wrought iron gates giving access to the spacious and enclosed driveway with a block paved area and parking for 4 vehicles and a concrete driveway with accommodation for a further 3 vehicles.

A set of secure centre opening wrought iron gates gives access to the rear of the property where there is concrete hard standing for up to 2 or 3 cars, a further gravelled and paved area allowing parking for a caravan, motor home or boat. There is a small paved patio terrace at the rear of the house. The lawned garden extends to the rear boundary where there is a shrub border. There is a 6' high wooden close boarded fence to the boundary creating a secure enclosure. The depth of the rear garden from the rear of the house is approximately 80'.



GARAGE/WORKSHOP
20'1 x 12' (6.12m x 3.66m)



Concrete sectional construction with up and over door, power connected with 6 double power points and 1 single power point.

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

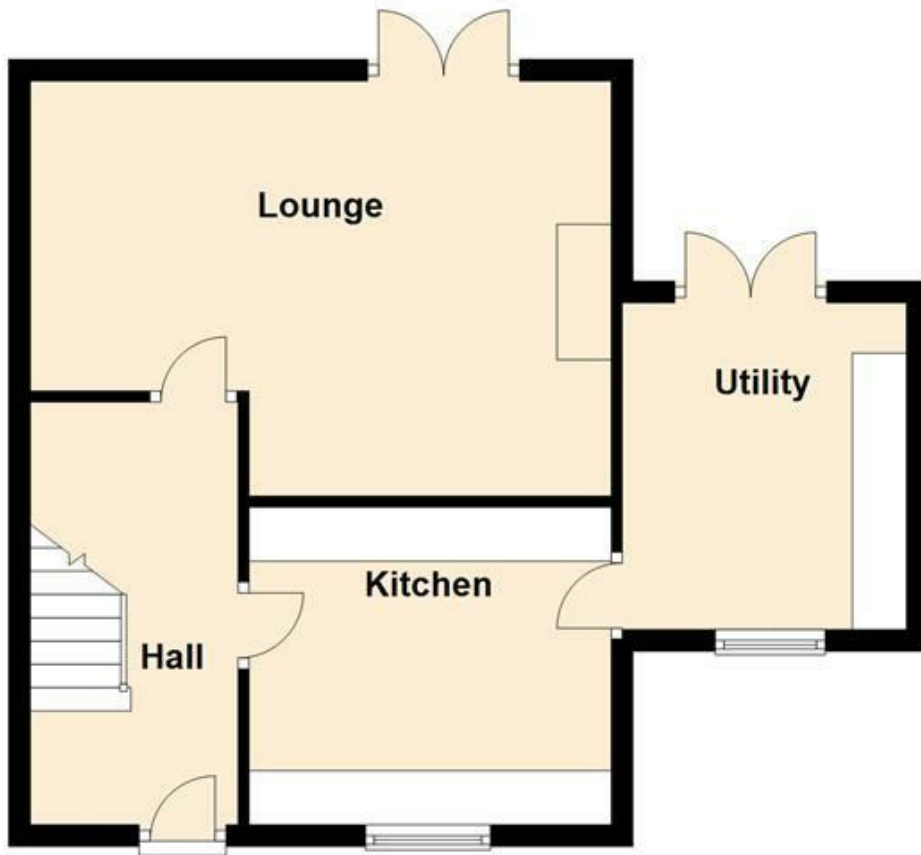
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)

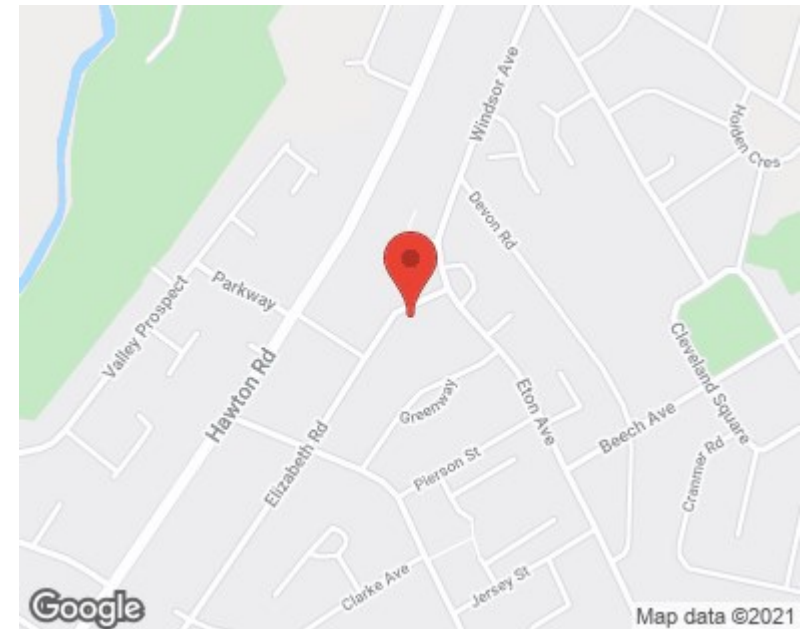
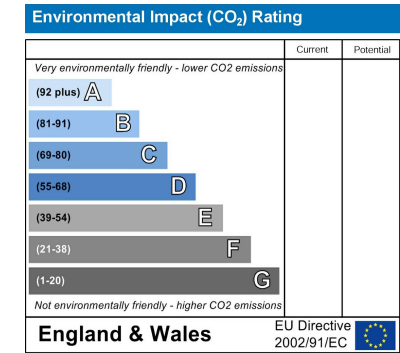
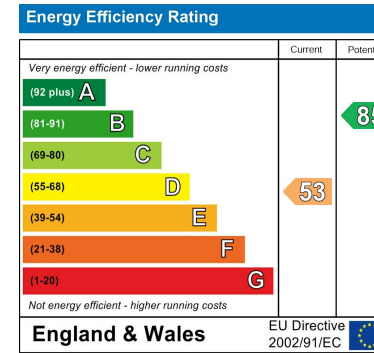


First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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