



57 Whitfield Street, Newark,  
Nottinghamshire, NG24 1QX

Offers In Excess Of £125,000

Tel: 01636 611811

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



A fine 18th Century three storey town residence, with enclosed garden, parking and garage. The property is substantially built and the accommodation on three floors with a basement, provides in summary a barrel vaulted cellar, kitchen, lounge, former Post Office, two bedrooms and a bathroom with a good staircase to the second floor attic room/bedroom three. Outside there is a pleasant enclosed rear garden, a detached garage with also the prospect of creating further parking space.

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The property offers an exciting project , to restore as a fine single dwelling or alternatively full planning permission has been granted for change of use including the division of the property into two dwellings, and the construction of a single storey rear extension and front boundary wall.

The property is the end terrace of a row of Georgian houses just opposite to the Fountain Gardens, adjacent to London Road. The town centre, Newark Northgate station (London to Edinburgh), the Castle Gate railway station (Lincoln to Nottingham) are all within a few minutes convenient walking distance.

The following accommodation is provided:

## GROUND FLOOR

### FORMER POST OFFICE

15'9 x 12'1 plus 11' x 7' (4.80m x 3.68m plus 3.35m x 2.13m)

Excluding the lock up area. Fitted reverse cycle air conditioning unit.

### ENTRANCE HALL

With radiator and staircase to the first floor. Also door to the basement.

### SITTING ROOM

14'3 x 12'4 (4.34m x 3.76m)



With fireplace, fitted gas fire, sealed unit double glazed sliding patio doors.

### KITCHEN

13'6 x 10'6 (4.11m x 3.20m)



With gas hob, electric oven, stainless steel sink, room for a washing machine and a stable type outside door to the rear.

### BASEMENT

### CELLAR

15' x 12'6 (4.57m x 3.81m)

A barrel vaulted cellar with arched thrawl, and gas meter.

## FIRST FLOOR

### BEDROOM ONE

17' x 12'3 (5.18m x 3.73m)



With double paneled radiator.

### BEDROOM TWO

13'3 x 13'2 (4.04m x 4.01m)



Overall measurements including the bulk-head area. Built in wardrobe.

## BATHROOM

12'11 x 9'2 (3.94m x 2.79m)



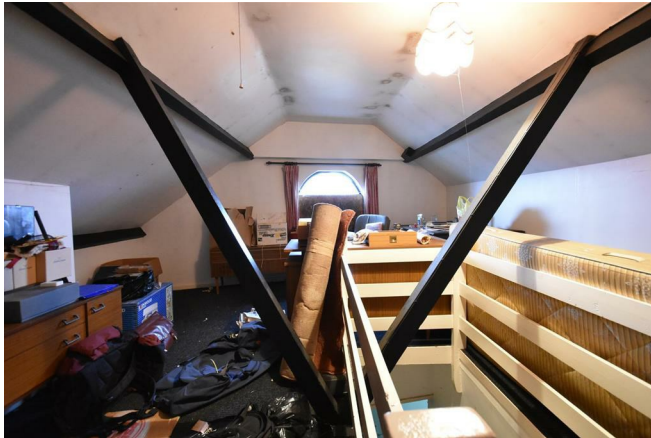
With corner bath, basin and low suite WC. Double paneled radiator.

## SECOND FLOOR

Good staircase leads to bedroom three.

## BEDROOM THREE

15'11 x 12'8 (4.85m x 3.86m)



Attic bedroom with arched window opening and double paneled radiator.

## OUTSIDE

There is a passage to the adjoining property, adjacent to the garage.

Enclosed rear garden area.

## DETACHED GARAGE

16' x 8' (4.88m x 2.44m)

Constructed in brick and a pitched corrugated asbestos roof.

## VIEWING

Strictly by appointment with the selling agents.

## TENURE

The property is freehold.

## SERVICES

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

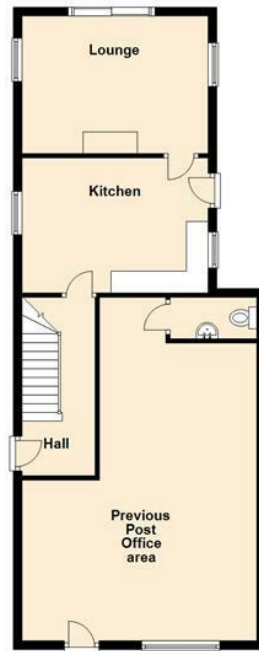
## POSSESSION

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.

**Ground Floor**  
Approx. 70.6 sq. metres (759.5 sq. feet)

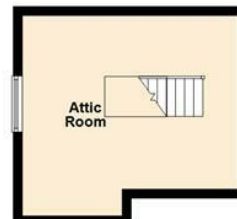


Total area: approx. 145.1 sq. metres (1561.5 sq. feet)

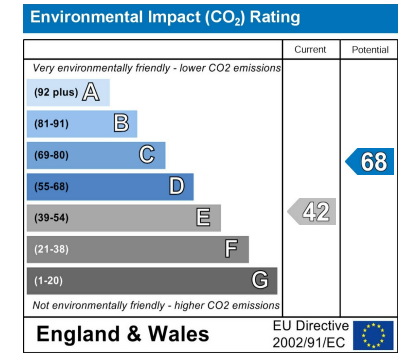
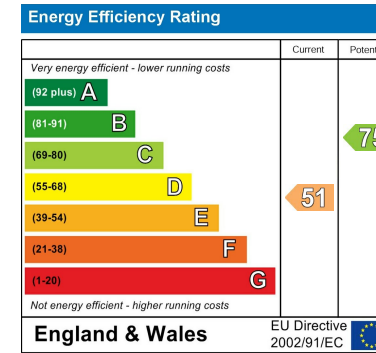
**First Floor**  
Approx. 54.8 sq. metres (590.4 sq. feet)



**Second Floor**  
Approx. 19.7 sq. metres (211.6 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 firm's 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 611811



**RICS**



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