



**76 Appleton Gate, Newark,
Nottinghamshire, NG24 1LR**

£175,000
Tel: 01636 611811

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

A three storey Victorian terraced property providing accommodation on three floors, with additional basement storage. The premises, formally used as offices provides four bedroomed accommodation with planning permission for a change of use to residential. The premises are situated close to Newark Northgate mainline railway station and within a few minutes walking distance of Newark town centre. Residents parking permits are usually available. The property has gas fired central heating and most windows are double glazed. Externally there is a rear yard and patio area.

This elegant house has a bay window elevation and spacious rooms. The building known as 'Northern Terrace' was constructed circa 1881, a traditional Victorian town residence. The property now has change of use to residential dwelling house from former offices.

The town has excellent road access to the A1, A46 and A17 trunk roads. There are two railway stations, Newark Northgate providing services to London King's Cross in just over 75 minutes and Newark Castle station with regular rail services to Nottingham and Lincoln. The A46 is a dual carriageway providing rapid access to the M1 at Leicester and Nottingham City Centre via the A52.

The property provides the following accommodation:

GROUND FLOOR

FORECOURT ENTRANCE

With steps to the panelled front entrance door.

ENTRANCE HALL

SITTING ROOM

12'5 x 11'8 (3.78m x 3.56m)



Measured in to the bay window. With a purpose made double glazed sash window and double panelled radiator.

DINING ROOM

13' x 12'7 (3.96m x 3.84m)



With original box sash window, brick fireplace, single panelled radiator and connecting door to the kitchen.

KITCHEN

13'9 x 6'11 (4.19m x 2.11m)



With base cupboards, working surface, stainless steel double drainer sink unit, single glazed window and double panelled radiator. There is an outside door and hatch to the single storey roof space. Gas fired central heating boiler, installed approximately 5 years ago. Rear entrance door.

BASEMENT/STORAGE

15'8 x 8' (4.78m x 2.44m)

Measured in to the bay window.

STORAGE

15'8 x 4' approximately (4.78m x 1.22m approximately)

FIRST FLOOR

LANDING

With radiator.

BEDROOM ONE

15'4 x 12'6 (4.67m x 3.81m)



Measured in to the bay window, with purpose made double glazed window. Original ornate Victorian fireplace and built-in cupboard. Radiator.

BEDROOM TWO

13'4 x 7' (4.06m x 2.13m)



Maximum measurements including the built-in cupboards.

BATHROOM

9'1 x 4'8 (2.77m x 1.42m)

With pedestal basin, close coupled wc and radiator.

SECOND FLOOR

BEDROOM THREE

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



With purpose made replacement double glazed window, old hob type fireplace and radiator.

BEDROOM FOUR

13' x 12'6 (3.96m x 3.81m)



With original hob type fireplace, replacement wood framed double glazed window in the rear elevation. Radiator.

OUTSIDE



There is a rear yard area and gate to a right of way across the rear over the adjoining the properties, also providing pedestrian access to Appleton Gate. There is a paved patio area.

Outside closet with WC.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

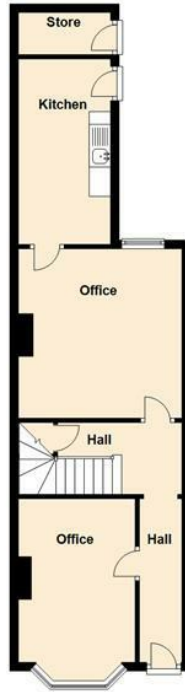
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

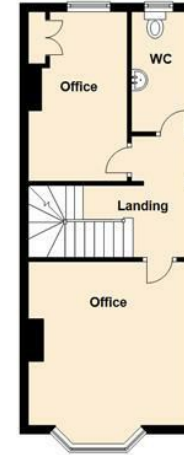
Strictly by appointment with the selling agents.

The property is subject to council tax purposes.

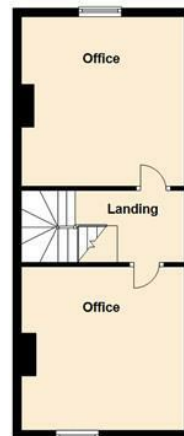
Ground Floor



First Floor



Second Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

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



RICS



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