



36 Carlton Road, Newark, NG24 4HE Guide Price: £125,000 (+ £750 Buyers Fee)

DESCRIPTION

A three bedroom semi-detached property situated just outside Newark town centre. The property has been refurbished to make it an ideal first time buy or investment purchase with no onward chain.

DIRECTIONS

Entering Newark on London Road proceed until you reach a left hand turn onto Hawton Lane. Continue to the end and turn right onto Bowbridge Road and then take your second left turn onto Carlton Road where the property is on the right.

ACCOMMODATION

Front door to

Hallway

With single radiator, stairs to first floor, door to

Lounge/dining room 4.14m x 4.22m max

Double glazed bay window to front elevation, double radiator, electric fire, door to

Kitchen 3.70m x 2.90m

Double glazed casement window to rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, single radiator, under stairs storage cupboard with double glazed window to side elevation, gas and electric meters.

Rear porch

Double glazed door to rear elevation, door to

Bathroom 2.92m x 1.34m

Double glazed casement window to rear elevation, three piece suite comprising panelled bath with shower over, pedestal wash basin, mid flush WC, heated towel rail, fully tiled walls.

First floor

Bedroom One 4.22m x 2.72m

Double glazed casement windows to front elevation, single radiator, built-in storage cupboard.

Bedroom Two 3.05m x 2.92m

Double glazed casement window to rear elevation, single radiator, built-in storage cupboard housing ideal Combi boiler.

Bedroom Three 3.05m x 2.92m

Double glazed casement window to rear elevation, single radiator, built-in storage cupboard housing ideal combi boiler.

Bedroom Three 2.90m x 2.05m

Double glazed Casement window to rear elevation, single radiator.

Landing

Double glazed casement window to side elevation, loft access, single radiator, door to

WC 1.97m x 0.83m

Two piece suite comprising mid flush WC, wash hand basin in vanity unit.

OUTSIDE

To the front elevation offers a fenced garden mainly laid to lawn with a gated driveway leading to a single garage. The rear elevation is mainly laid to lawn with a patio area and fenced and hedged boundaries.

SERVICES

We understand the property has mains electric, gas, water and mains sewer connections.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

VIEWING

Viewings dates and times will be announced based on government advice during the Covid-19 restrictions on movement. Please call 01522 504360 to register your interest in the property with our auction team.

COMPLETION DATE

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

AUCTION BIDDER IDENTITY CHECK

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk



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