



10 Pelham Gardens, Newark,
Nottinghamshire, NG24 4XR

£125,000
Tel: 01636 611811

 **RICHARD
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PARTNERS
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A well presented two bedroom mid town house with off street parking situated in an attractive cul de sac close to Newark town centre. The property has the benefit of a gas fired central heating system and the living accommodation can be briefly described as follows; lounge/dining room, with separate kitchen with a range of modern kitchen units and ground floor WC, to the first floor, there are generous double and single bedrooms and a bathroom with a modern white suite. The property represents an ideal purchase for a first time buyer or a good investment opportunity. Viewing is highly recommended.

Newark is an attractive market town with one of the finest Georgian market squares in the country, there is a regular market, and a variety of niche shops and a Starbucks coffee house. There are Morrisons, Netto, Aldi and Waitrose supermarkets within the town. Quality bars and restaurants can be found along Castlegate and Stodman Street. There is a primary and secondary schooling. Nottingham and Lincoln are within commuting distance and fast trains are available from Newark Northgate Station to London King's Cross with a journey time of approximately 75 minutes.

The property is constructed of brick elevations under a tiled roof covering. The living accommodation is more fully described as follows:-

GROUND FLOOR

ENTRANCE HALL
with consumer unit.

WC
5' x 3' (1.52m x 0.91m)
with wash hand basin and tiled splashback, low suite WC, obscure UPVC double glazed window to front elevation and radiator.

LOUNGE/DINER

9'9 x 21'9 (2.97m x 6.63m)



Pleasant dual aspect room with UPVC double glazed window to front elevation and UPVC double glazed sliding patio doors to the rear garden. Two radiators, TV point and understairs storage cupboard off.

DINING AREA



LOUNGE AREA



KITCHEN

9'9 x 6'1 (2.97m x 1.85m)



With a range of modern fitted kitchen units comprising; base cupboards & drawers with work surfaces over and tiles splashback, wall cupboards, space for two appliances and stainless steel 1.5 sink & drainer unit. Integrated appliances include the oven, hob and extractor. Wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING
With airing cupboard housing hot water cylinder.

BEDROOM ONE

16'4 x 9'11 (4.98m x 3.02m)



Two UPVC double glazed windows to the rear elevation, two radiators.

FURTHER VIEW



BEDROOM TWO

8'9 x 7'6 excluding wardrobe recess (2.67m x 2.29m excluding wardrobe recess)



UPVC double glazed window to front elevation, built in wardrobe and radiator.

BATHROOM

8'5 x 5'1 (2.57m x 1.55m)



with white suite comprising low suite WC, pedestal wash hand basin, panelled bath with shower over and screen door. Tiled splashbacks, radiator and obscure UPVC double glazed window to front elevation.

OUTSIDE



To the front there is off road car standing and a front lawn, the rear garden is laid to lawn with a paved patio area, fenced boundaries and rear access for bin storage.

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

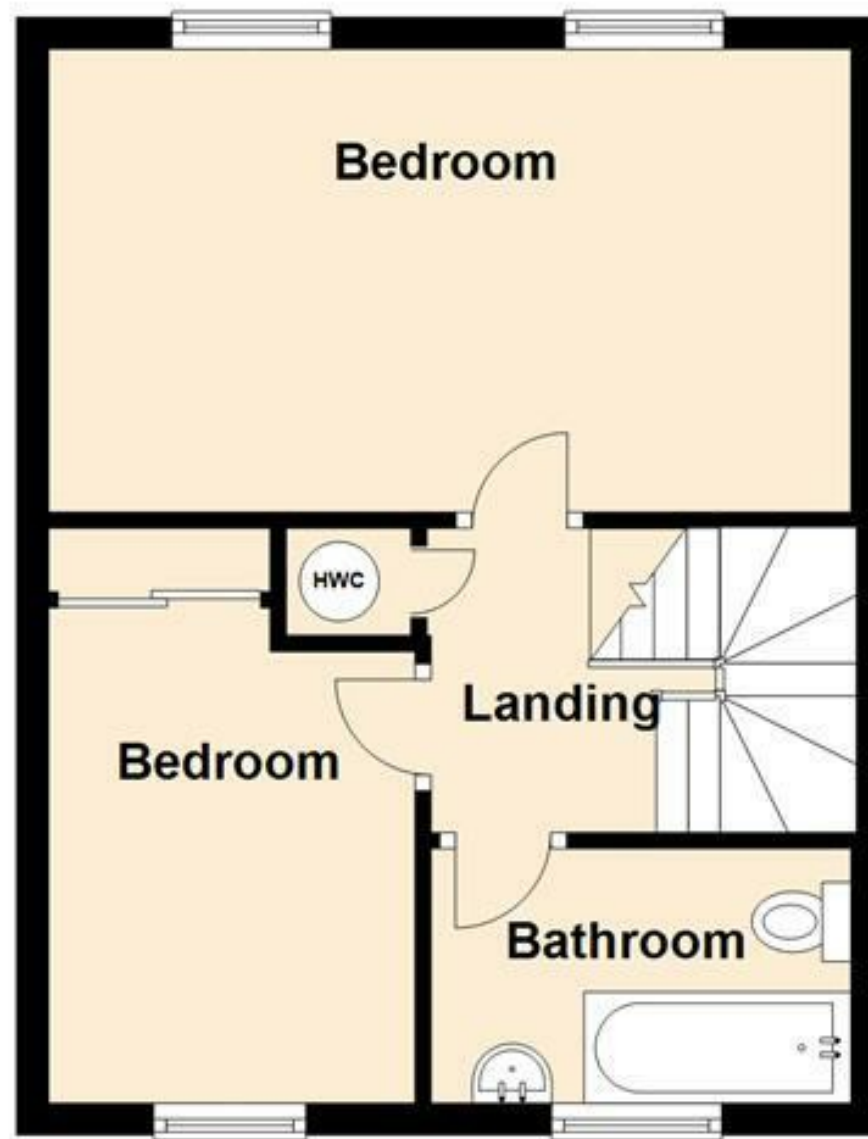
Vacant possession will be given on completion.

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.


First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		77
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

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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