



**52 Warburton Street, Newark,  
Nottinghamshire, NG24 1LT**

**No Chain £135,000**  
Tel: 01636 611811

 **RICHARD  
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A late Victorian 2 bedroomed town house with forecourt frontage and a secluded private garden. The house has been beautifully restored and maintained, whilst enhancing original features and the character of the property. Central heating is gas fired and there is double glazing throughout. The house has been completely re roofed in modern times. Permit street parking is available in Warburton Street, a most convenient location for the Northgate railway station and services to London, the town centre within walking distance and local amenities.

The accommodation provides on the ground floor; a front sitting room with fireplace opening and period mantle, lobby with staircase, dining room with cupboard under the stairs, kitchen with modern units and appliances. The first floor provides; a landing, 2 bedrooms and a spacious bathroom. The fenced and private rear garden has no rights of way crossing. This area is gravelled and low maintenance. There are 2 brick built integral store sheds. The central heating boiler is recently serviced and the property is in immaculate decorative order throughout.

Traditionally built with brick elevations, tall window opening and an interlocking tiled roof the property provides the following accommodation:

## GROUND FLOOR

### SITTING ROOM

12' x 11'10 (3.66m x 3.61m)

With fireplace opening, period mantle and marble hearth. Dado rail and central heating radiator.



### INNER LOBBY

With radiator and stairs to the first floor.

### DINING ROOM

12'1 x 12' (3.68m x 3.66m)



With dado rail and cupboard under the stairs.

## KITCHEN

13'7 x 7'2 (4.14m x 2.18m)



With base units, wall cupboards and working surfaces incorporating a twin bowl sink unit and drainer. Integrated gas hob, electric oven and stainless steel hood. There is a stainless steel splashback to the hob. Plumbing for a washing machine, ceramic tiled floor, track lighting, UPVC rear entrance door and recess with shelving.

## FIRST FLOOR

Staircase rises to a landing.

### BEDROOM ONE

12' x 11'9 (3.66m x 3.58m)



A spacious front bedroom with cupboard over the bulkhead area, radiator and dado rail.

Corridor with radiator.

### BEDROOM TWO

12'1 x 7'10 (3.68m x 2.39m)



A double sized bedroom with radiator and fitted spotlights

### BATHROOM

13'10 x 7'3 (4.22m x 2.21m)



Bath with shower screen with shower, pedestal basin and low suite WC. LED lighting, chrome heated towel rail, built in cupboard.

### OUTSIDE



There property has a walled frontage and forecourt, with a path to the front door.

The rear garden is fenced and private. There are no rights of way across. This area is gravelled and low maintenance. There are borders with colourful shrubs. 2 useful integrated store closets.

### 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. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		97
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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



**RICS**



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