



12 Warburton Street, Newark,
Nottinghamshire, NG24 1LT

Reduced To £130,000
Tel: 01636 611811

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

12 Warburton Street is a very well presented end of terraced two bedroom house situated on this sought after street within walking distance of Newark town centre.

The living accommodation has the benefit of upvc double glazed sash design windows which were fitted in 2010 and a gas fired central heating system with a modern Worcester combination boiler which was fitted in January 2020. The accommodation is ideal for a first time buyer or young family and comprises lounge, dining room with a useful walk-in cupboard below the stairs, kitchen with range of kitchen units and a Belfast style sink, utility room (this could be converted to a downstairs wc or shower room). On the first floor, bedroom one and bedroom two are both double rooms and both feature cast iron hob fireplaces, bathroom and wc with a white suite.

Outside there are two useful outbuildings and an outside WC. There is a yard area at the rear of the house and a pleasant enclosed rear garden. Viewing is highly recommended.

Newark is conveniently situated within commuting distance of Nottingham and Lincoln, there are fast trains available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and chain shops. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and general hospital.

The property is constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be further described as follows:

GROUND FLOOR

LOUNGE

12'4 x 12' (3.76m x 3.66m)



With composite entrance door, sash design window to the front elevation, radiator, feature fireplace and electric fire, television point.

LOBBY

With stairs off.

DINING ROOM

10'9 x 12'1 (3.28m x 3.68m)

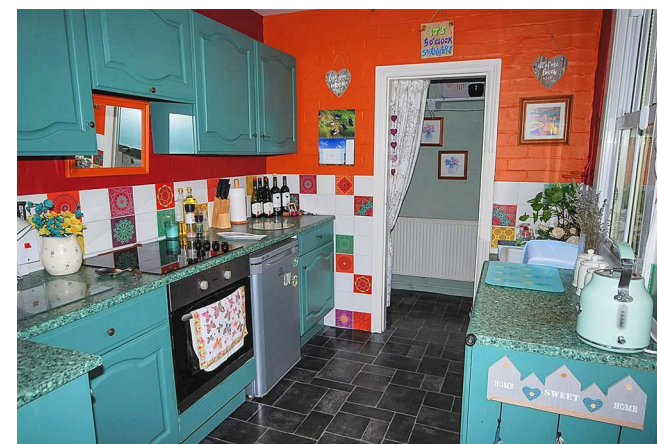


With sash style window to the rear elevation, double panelled radiator, walk-in cupboard below the stairs, feature fireplace and electric fire, original floor to ceiling fireside cupboard with shelving.



KITCHEN

9'11 x 7'7 (3.02m x 2.31m)



Range of painted kitchen units comprising base cupboards and drawers with working surfaces above, inset Belfast sink with tiled splashbacks, wall mounted cupboards. Appliances include a modern electric ceramic hob and oven, extractor fan, window to the side elevation and composite door which gives access to the rear yard and garden.

UTILITY ROOM

7'6 x 3'9 (2.29m x 1.14m)

With radiator, plumbing for automatic washing machine,

sash design window. This room could be potentially be converted into a ground floor shower room or WC.

FIRST FLOOR

LANDING

BEDROOM ONE

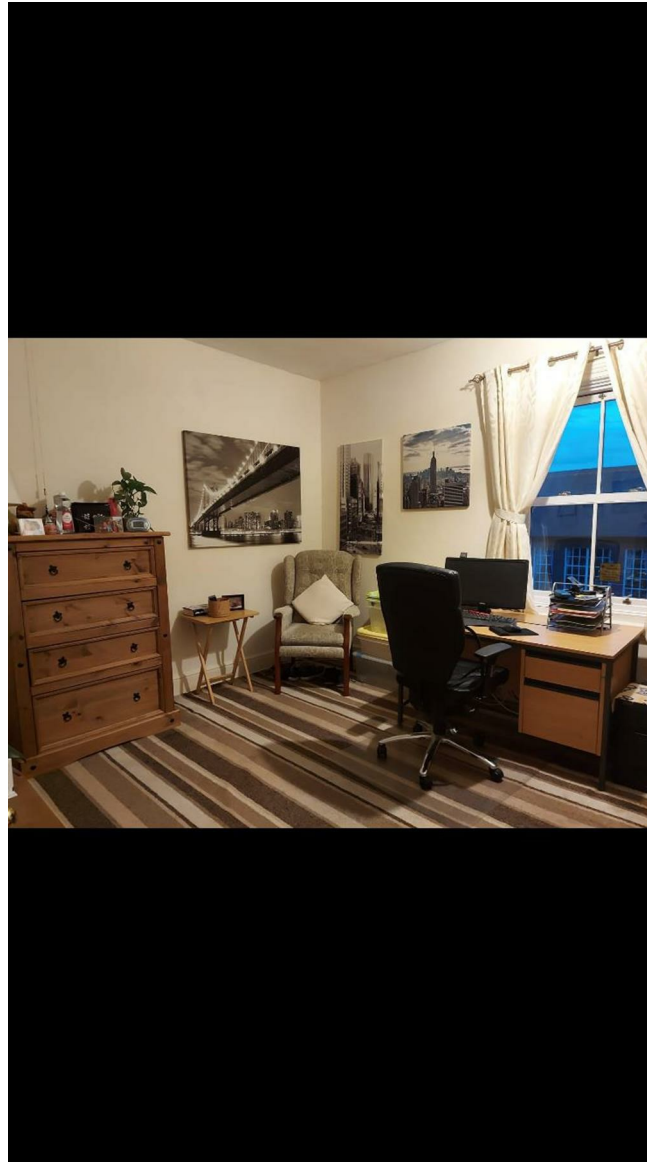
12'3 x 12' (3.73m x 3.66m)



With cast iron hob fireplace, radiator and sash design window to the rear elevation.

BEDROOM TWO

12'4 x 12' (3.76m x 3.66m)



With front facing sash design window, cast iron hob fireplace, radiator and useful built-in cupboard over the stairwell which also houses the loft access hatch.

BATHROOM

10'10 x 7'5 (3.30m x 2.26m)



With white suite comprising a pedestal basin, panelled bath, mixer tap with shower attachment, part tiled walls, radiator, built-in cupboard with a Worcester combination gas fired central heating boiler.

WC

Separate wc with low suite wc, sash window to the rear elevation.

OUTSIDE



To the front there is a brick boundary wall and wrought iron entrance gate which encloses a small forecourt area and path leading to the front door.

To the rear of the property there is a concrete yard which leads to a pleasant enclosed garden area with wall and privet hedge. There is a lawned area and astro turf, gravelled borders and a timber garden shed. The garden enjoys a good degree of privacy and makes a pleasant area for outdoor entertaining.



SERVICES

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

TENURE

The property is freehold.

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.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)

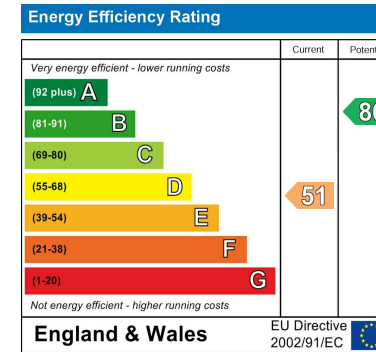


Total area: approx. 85.3 sq. metres (918.2 sq. feet)

First Floor

Approx. 42.7 sq. metres (459.1 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



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