



12 Crown Street, Newark, Nottinghamshire,
NG24 4UY

£235,000
Tel: 01636 611811

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

A spacious bay fronted Victorian town house situated in a sought after residential area close to Newark town centre and its amenities and offers generous living accommodation on three levels. The property has the benefit of high ceilings, original features and timber double glazed sash windows as well as a gas fired central heating system. The property would provide an excellent home for a family or those seeking stylish accommodation around the town centre.

The accommodation can be briefly described as follows; entrance hall, lounge/playroom, dining room, breakfast kitchen. On the first floor there are two double bedrooms and a bathroom. The second floor provides two further double bedrooms and a WC.

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 accommodation can be more fully described as follows:

GROUND FLOOR

HALLWAY

With radiator, laminate flooring & original coving.

LOUNGE/PLAYROOM

12'11 x 10'9 + bay window (3.94m x 3.28m + bay window)



Currently utilised as a children's playroom, typically used as a lounge this is a fine room with period feature fireplace, ceiling rose & coving and large walk-in bay window to the front elevation. 2 radiators.

STORAGE CUPBOARD

3' x 7' (0.91m x 2.13m)
Useful storage cupboard

DINING ROOM

11'8 x 11'11 (3.56m x 3.63m)



With laminate flooring, ceiling rose & coving, built-in storage cupboards in chimney recesses and window to the rear elevation.

KITCHEN

17'7 x 7'11 (5.36m x 2.41m)



Range of quality fitted shaker style kitchen units comprising a mixture of base and wall cupboards including a very useful full size larder unit. There are open timber shelves and a traditional plate display rack. Integrated appliances include fridge/freezer, dishwasher and

microwave with space for a further two appliances and a range cooker (not included) with extractor over and modern tiled splashback. Wall mounted combination boiler housed in matching kitchen cupboard. Enamel sink and drainer. Contemporary vertical radiator. Timber double glazed French doors leading to the garden and two additional windows to the side elevation. Recessed lighting.



CELLAR

11'8 x 12'5 (3.56m x 3.78m)
with radiator and recessed lighting.

FIRST FLOOR

LANDING

with radiator and built-in storage cupboard.

BEDROOM ONE/LOUNGE

15'9 x 12'11 (4.80m x 3.94m)



Traditionally used as a bedroom the current owners have created a characterful living area at first floor level with original floorboards, cast iron fireplace, picture rail and two timber sash windows to the front elevation. Two built-in cupboards to the chimney recesses and radiator.

BEDROOM TWO

12'2" x 10'4" max measurements excl chimney recess
(3.71m x 3.15m max measurements excl chimney recess)



With cast iron fireplace, built-in wardrobes to chimney recesses and sash window to the rear elevation.

BATHROOM

9'8 x 7'10 (2.95m x 2.39m)



With white suite comprising pedestal wash hand basin, low suite WC and an extra large panelled bath with rainfall shower over, secondary mixer tap and glazed screen. Traditional, period-style Victorian radiator and towel rail. Two obscure paned windows to side elevation.

SECOND FLOOR

BEDROOM THREE

14'6 x 12'11 (4.42m x 3.94m)



With built-in wardrobes & chest of drawers, radiator, two sash windows to front elevation.

WC

5'10 x 2'10 (1.78m x 0.86m)

Laminate flooring, part tiled walls, pedestal wash hand basin and low suite WC.

BEDROOM FOUR

14'11 x 11'11 (4.55m x 3.63m)



With cast iron fireplace, sash window to the rear elevation, built-in wardrobe and loft access hatch.

OUTSIDE



To the front there is a boundary wall with front gate. The rear garden is mainly laid to lawn with a paved patio and slate chip pathway. Access to from the rear garden for bin storage.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

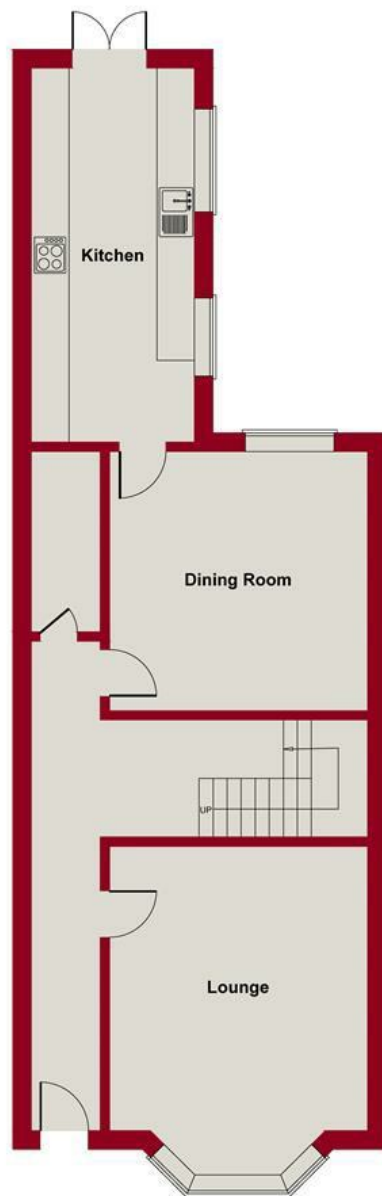
Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

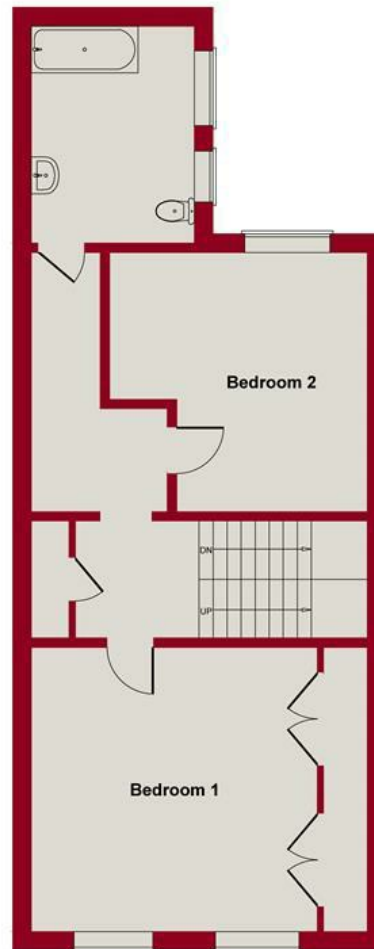
Vacant possession will be given on completion.

MORTGAGE

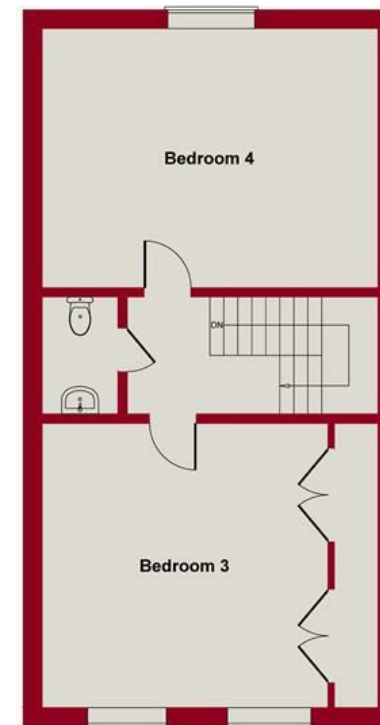
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
	59	78
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		
	52	74
England & Wales		EU Directive 2002/91/EC



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

