



**138 Grange Road, Newark,
Nottinghamshire, NG24 4PW**

£140,000
Tel: 01636 611811

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

A detached 3 bedroomed family house, purchased by the present owner following the date of construction in 1960 and coming to the market for the first time in 60 years! The house is substantially built, generally well maintained with just modernisation of the kitchen and bathroom required and the potential to move the kitchen dining room wall creating a good sized family room. There is a pleasant enclosed rear garden. Central heating is gas fired and the property has double glazed windows throughout.

The accommodation provides on the ground floor; an entrance hall, lounge, kitchen, pantry with shelving and separate dining room. First floor; landing, 3 good sized bedrooms, bathroom and separate WC. Outside there is a useful brick built outbuilding, a detached sectional concrete garage, driveway with parking space.

Grange Road is a popular residential area, situated approximately 1 mile from Newark town centre. There are privately owned detached and semi detached houses in the immediate vicinity, convenient bus services and local amenities.

The property provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL

With front entrance door, radiator and cupboard under the stairs.

LOUNGE

13'1 x 12'11 excluding the south facing bay window (3.99m x 3.94m excluding the south facing bay window)



Fitted gas fire and double panelled radiator. South facing bay window with UPVC double glazed window.

KITCHEN

11'1 x 8'2 (3.38m x 2.49m)



With sink unit and drainer, gas point, Vailant Gas fired central heating boiler, aluminum framed double glazed window and UPVC rear entrance door. Radiator.

PANTRY

With shelving.

DINING ROOM

10'11 x 9'8 (3.33m x 2.95m)



With double panelled radiator, shelving and UPVC double glazed window.

FIRST FLOOR

LANDING

With airing cupboard containing the hot water cylinder, aluminum framed double glazed window, hatch to the roof space.

BEDROOM ONE

11'11 x 10'8 (3.63m x 3.25m)



With fitted wardrobes, dressing table and drawers. Double panelled radiator and UPVC double glazed window.

BEDROOM TWO

10'11 x 10'10 (3.33m x 3.30m)



With radiator and UPVC double glazed window.

BEDROOM THREE

8'9 x 8'4 overall measurement including bulkhead c (2.67m x 2.54m overall measurement including bulkhe)
Radiator.

BATHROOM

5'6 x 5'1 (1.68m x 1.55m)



With coloured suite comprising; bath and pedestal basin, fully tiled walls, radiator and UPVC window.

SEPARATE WC

With low suite WC.

OUTSIDE



The rear garden area is gravelled for low maintenance. There is a paved forecourt area with parking and front boundary wall.

OUTBUILDING

9'6 x 7'6 (2.90m x 2.29m)

Of brick construction.

DETACHED GARAGE

16' x 8'4 (4.88m x 2.54m)

Sectional concrete garage with double garage doors and personal door.

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

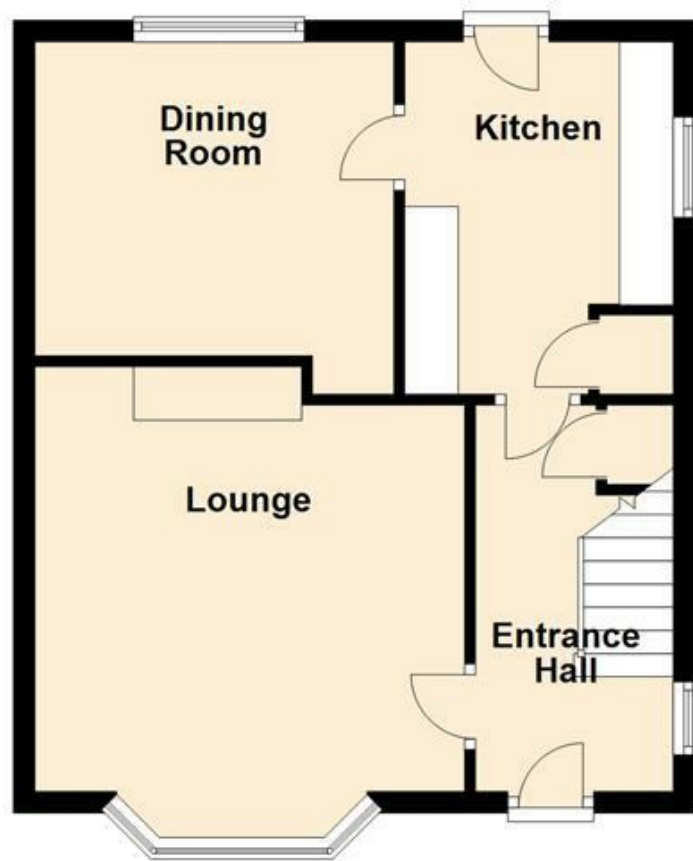
Vacant possession will be given on completion.

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.

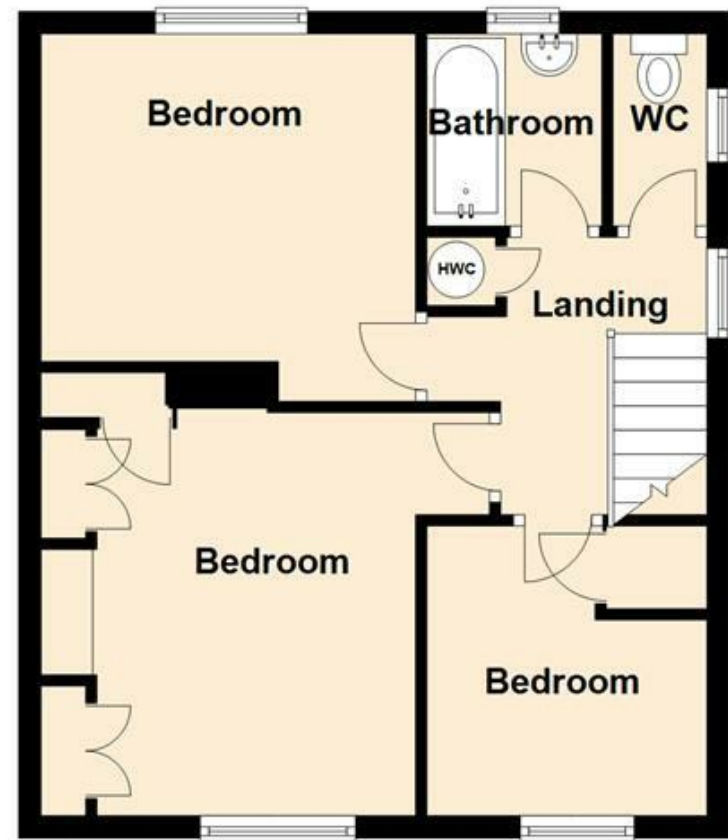
Ground Floor

Approx. 41.9 sq. metres (451.3 sq. feet)

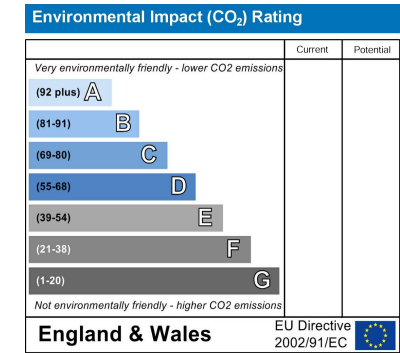
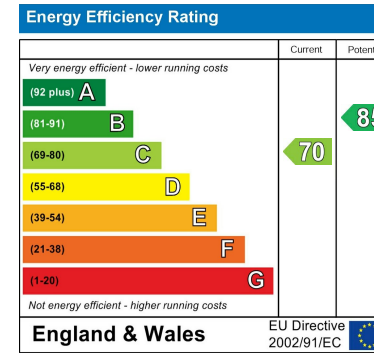


First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 83.5 sq. metres (898.9 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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