



32 Smith Street, Newark, Nottinghamshire,  
NG24 1RE

Offers Over £120,000  
Tel: 01636 611811

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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



A traditional Victorian mid-terraced house with 2 double bedrooms and a secluded, private garden. The property is situated in a convenient location within walking distance of the town centre and local amenities. Central heating is gas fired. Outside there is an enclosed rear garden and substantial shed. The house would be ideal for an investor or first time buyer seeking a home with character close to Newark town centre. The property is well presented throughout and viewing is highly recommended.

The accommodation provides on the ground floor; a front sitting room with fireplace, lobby with staircase, dining room with cupboard under the stairs, fitted kitchen with modern units, rear lobby and WC. The first floor provides; a landing, 2 bedrooms and a spacious bathroom. The rear garden is gravelled and low maintenance with a substantial shed currently used as a workshop.

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.

Traditionally built with brick elevations, stone lintels and sills and a slate roof the property provides the following accommodation:

## GROUND FLOOR

Timber front entrance door with top light leads into;

### LOUNGE

12'11 x 10'11 (3.94m x 3.33m)

with oak effect laminate flooring, radiator, gas fire with marble insert and timber surround. Fitted cupboard and shelving. Timber double glazed window to front elevation.



### DINING ROOM

12'11 x 10'11 (3.94m x 3.33m)

With oak effect laminate flooring, double radiator, understairs storage cupboard and timber double glazed window to the rear elevation.



### KITCHEN

13'4 x 6'11 (4.06m x 2.11 m)

with ceramic tiled flooring and a range of modern, beech fronted fitted units comprising wall and base units with worktops over, stainless steel sink and drainer unit and integral oven and hob. Space for freestanding fridge/freezer and further 2 appliances. Tiled splashback, wall mounted central heating boiler and three windows to the side elevation.



### INNER LOBBY

with part glazed UPVC rear entrance door and built-in storage cupboard.

### WC

with white WC and obscure window to the rear elevation. The room is currently used as a pantry with fitted shelving.

## FIRST FLOOR LANDING

### BEDROOM ONE

15'6 x 10'10 (4.72m x 3.30m)

with cast iron fireplace, built in wardrobe, further cupboard over the stairs, radiator and window to the front elevation.



## BEDROOM TWO

12'11 x 10'11 (3.94m x 3.33m)

with double radiator, window to the rear elevation and doorway through to;



## FAMILY BATHROOM

13'4 x 6'11 (4.06m x 2.11m)

with vinyl flooring and suite comprising white panelled bath, tiled shower cubicle with glazed screen and electric shower, pedestal wash hand basin and WC. Obscure glazed window to the side elevation, extractor fan, radiator and airing cupboard housing immersion heater.



## OUTSIDE

The rear garden is gravelled and low maintenance with the benefit of a substantial timber shed.



## GARDEN SHED

13'2 x 9'4 (4.01m x 2.84m)

With power and lighting connected.



## SERVICES

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

## TENURE

The property is freehold.

## 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.

## VIEWING

Strictly by appointment with the selling agents.

### Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



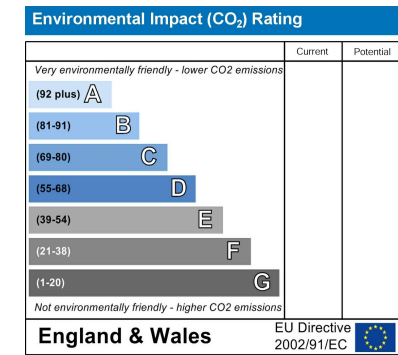
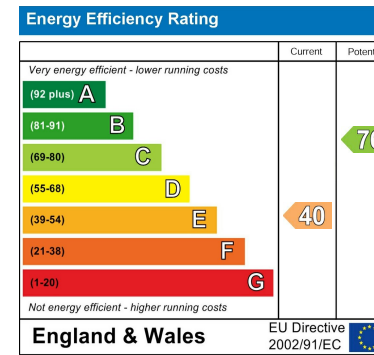
Total area: approx. 88.5 sq. metres (952.3 sq. feet)

### First Floor

Approx. 43.9 sq. metres (472.7 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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