



108 Elizabeth Road, Newark,  
Nottinghamshire, NG24 4NR

Offers In The Region Of  
**£150,000**

Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A semi detached 3 bedroomed house with a corner plot location and return frontage to The Twitchell presenting an opportunity for development, including an annex to extension to the property subject to planning permission.

The property has energy efficient external cladding, gas fired central heating and double glazing throughout.

The accommodation is well maintained and nicely decorated throughout, the property provides on the ground floor; a reception hall, lounge, separate dining room and kitchen. The first floor accommodation provides; a landing, 3 bedrooms and a bathroom. There is vehicular access from The Twitchell, off road parking and an existing detached single garage.

Elizabeth Road is a pleasant and well established residential area, most convenient for local amenities including; a primary school, convenience shops and regular bus services to Newark town centre.

The town has a rich heritage with the 12th century castle, riverside areas and Georgian market square. Most of the multiple stores are represented in the town centre including; Morrisons, Asda, Waitrose, Aldi and Lidl. The town is ideally located for commuting to Nottingham and further afield. There are rail services from Newark Northgate to London Kings Cross. Newark Castle Gate Station has regular train services to Lincoln and Nottingham.

The property provides the following accommodation:

## GROUND FLOOR

### ENTRANCE HALL

With radiator.

### LOUNGE

13'11 x 11'11 maximum measurements into bay window (4.24m x 3.63m maximum measurements into bay window)



Stone fireplace with fitted gas fire.



### DINING ROOM

10'10 x 10'7 (3.30m x 3.23m)



With radiator, doors to the kitchen and lounge.

### KITCHEN

10'2 x 10' (3.10m x 3.05m)



With base units, working surfaces, sink unit and wall cupboards.

Pantry under the stairs with the gas fired central heating boiler. Plumbing for a washing machine. Rear entrance door.

## FIRST FLOOR

### LANDING

With built in cupboard and hatch to the roof space.

### BEDROOM ONE

12'3 x 11'5 measured into the bay window (3.73m x 3.48m measured into the bay window)



Built in wardrobe and radiator.

### BEDROOM TWO

14'3 x 8'11 (4.34m x 2.72m)



With built in wardrobe and radiator.

### BEDROOM THREE

9'3 x 7'1 (2.82m x 2.16m)



With built in cupboard.

### BATHROOM

5'6 x 6'2 (1.68m x 1.88m)



With fully tiled walls, bath with shower screen and electric shower, basin with cabinet, low suite WC and chrome heated towel rail.

### OUTSIDE



There is a return frontage to The Twitchell, vehicular access and off street parking. Existing single garage.



### OUTBUILDINGS

including a WC with high level WC, coal house and workshop constructed with a brick elevation under a flat roof.

## GARDENS



There is a private rear garden, front and corner garden areas.

## 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.

## PLAN



### Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)

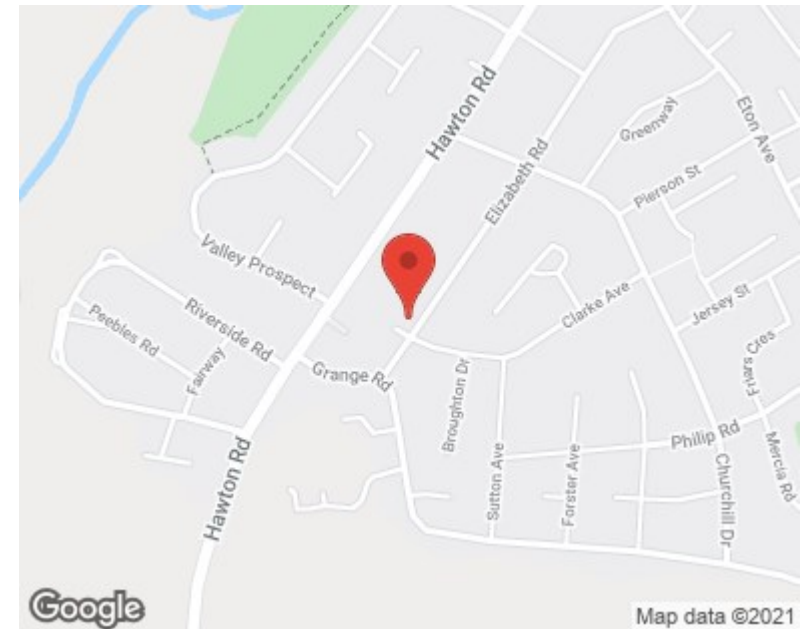


Total area: approx. 86.8 sq. metres (934.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



*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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