

## Devon Road, Newark, Nottinghamshire NG24 4JL



**Asking Price £125,000 Freehold**



### \*\*\*\*Ideal First Time Buyer/ Investment\*\*\*\*

This good sized semi detached 3 bedroom property located a short distance for Newark Town Centre and is being sold with no onward chain. The accommodation consists of an entrance porch, lounge with fireplace, kitchen with pantry, bathroom. To the first floor are 2 double bedroom, 1 single room and wc. Outside to the rear is a covered decked area with small room, and power, there is a large garden with 6 stores, including one that has a cellar that has power and filtered air. At the front of the property is a off road hard standing parking space. The property benefits from UPVC double glazing and gas central heating

EPC on order

DRAFT DETAILS WAITING CONFIRMATION

## Porch

Enter via a composite exterior door, double glazed side window, coat hooks.

## Lounge

**13'9" x 11'11" max**

Front aspect double glazed window. Fireplace with flame effect electric fire, built in shelves with lighting. Radiator, TV point.

## Kitchen

**11'6" x 9'2"**

Fitted with wall and base units in light wood effect with roll edge worktop, stainless steel sink and drainer, double glazed rear aspect window, plumbing for a washing machine, freestanding cooker with glass splashback and black cooker hood ceiling mounted light fitting. Wall mounted combi boiler. Built in corner seating and table. Under stair pantry with shelving and lighting

## Bathroom

**8'10" x 4'9"**

Tiled wall and flooring, rear aspect obscure window. White suite with bath and rain head shower over, low cistern wc built into unit with shelving, basin with built in vanity unit, wall mounted mirror vanity unit. Ceiling light fitting with extractor fan

## First floor landing

Stairs from hallway leading to landing, double glazed side window, loft access.

## Bedroom 1

**13'8" x 9'0" max**

Large double room, double glazed front aspect window, Ceiling light fitting, radiator TV point

## W.c

White mid level cistern wc,, hand basin, PIR light fitting

## Bedroom 2

**10'0" x 9'7" max**

Double room, double glazed rear aspect window, built in cupboard, ceiling light fitting, tv point radiator

## Bedroom 3

**9'4" x 6'9" max**

Single room, rear aspect double glazed window, built in cupboard, ceiling light fitting, TV point, radiator

## Decking area

Covered decking area with small room off at the front, has electric lighting and sockets.

## Outside

Large rear garden mainly laid to lawn with 6 outbuildings. One building housing a cellar area with solar powered lighting and air circulation system. To the front is a fenced concrete hardstanding for one car, lawn area.

## Newark

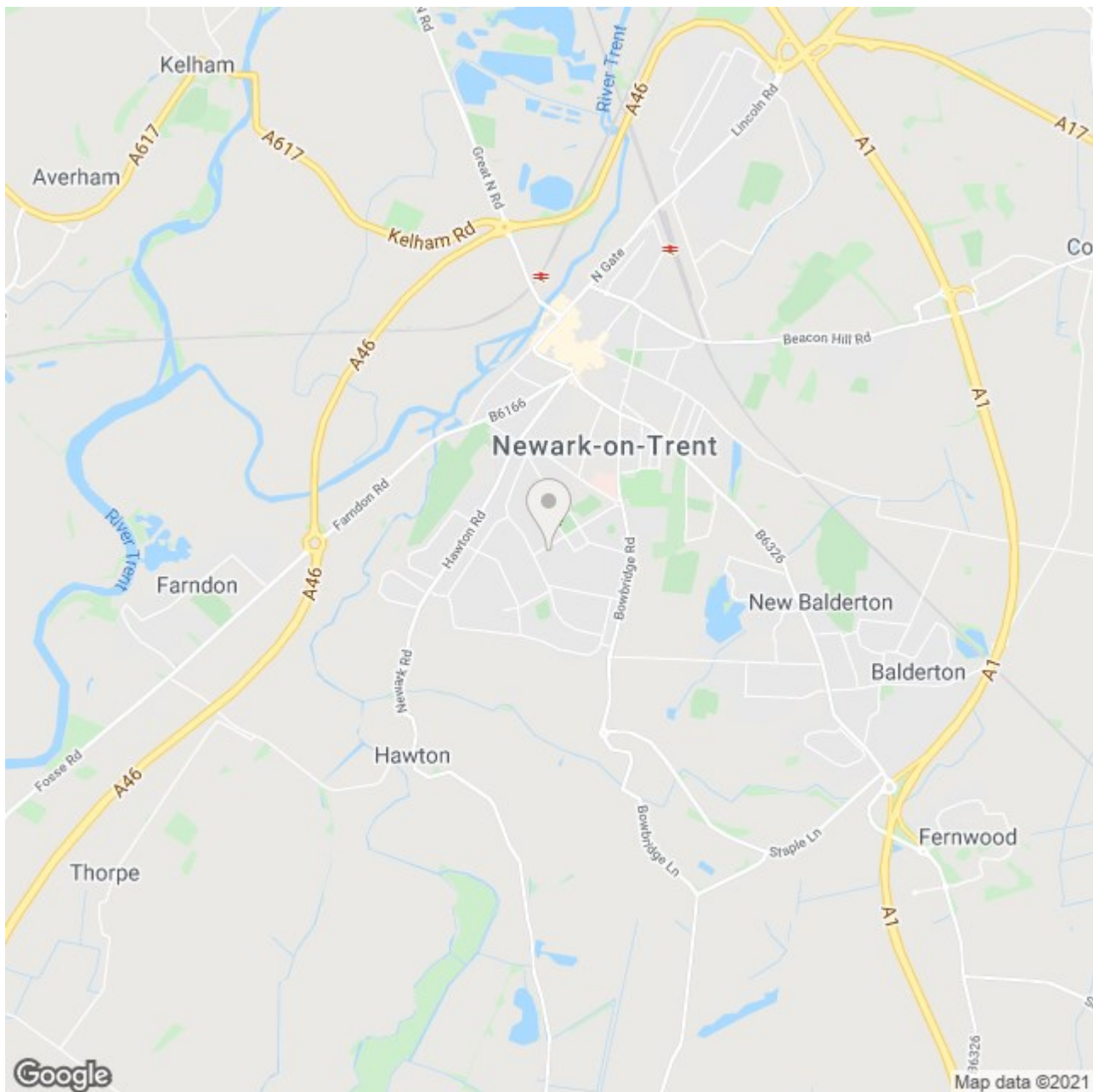
Newark-on-Trent boasts one of the finest Georgian market squares in the UK and has many wonderful places to stay. It is a market town steeped in history with a dramatic castle and two museums. Newark has a year-long programme of events ? from Continental Markets, Jazz & Food Festivals and Carnivals to Civil War re-enactments. There is a large selection of independent retailers and high street stores offering an eclectic mix of goods and services. Many of the shops face onto the historic market place which has regular open air markets

## Brochure Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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