



**Nicholson Street, Newark NG24 1RD**

**welcome to**

**Nicholson Street, Newark**

PERFECT FOR INVESTORS. A well-presented, mid-terraced house ideally located within a short walk of Newark town centre. Briefly comprising of two reception rooms, kitchen, two bedrooms, family bathroom and a rear garden.



### Lounge

Featuring an open fireplace, radiator and double glazed window.

### Inner Hall

With stairs rising to the first floor.

### Dining Room

Having a storage cupboard, radiator, double glazed window and opening to the:

### Kitchen

Fitted with a range of wall and base units with work surfacing over, stainless steel single drainer sink, electric oven, hob, extractor, plumbing for washing machine, partly tiled walls and double glazed window.

### First Floor

#### Bedroom One

There is a radiator, double glazed window and sliding door to the:

#### Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, storage cupboard and double glazed window.

#### Bedroom Two

Having a storage cupboard, radiator and double glazed window.

### Rear Garden

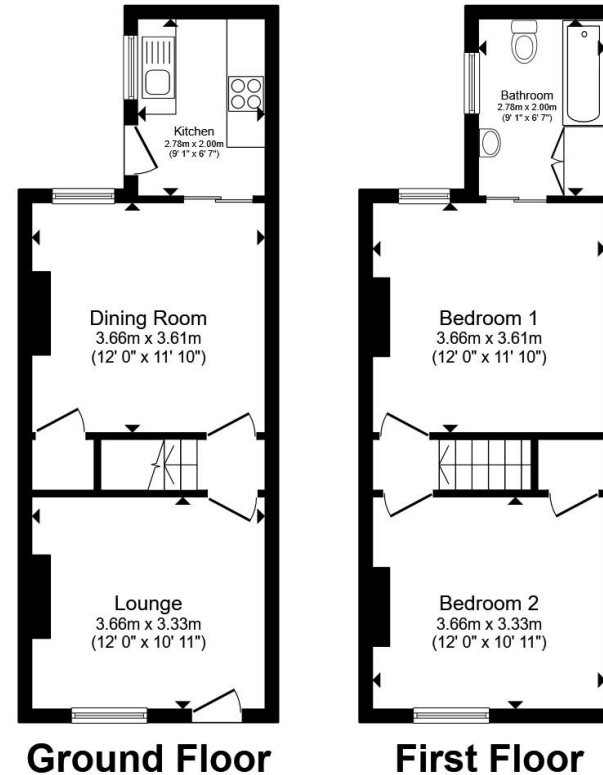
The rear garden has a lawn, patio and shared access for the neighbours' bins.

### Outbuilding

Being brick-built and ideal for storage.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 69.7 m<sup>2</sup> (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## **Nicholson Street, Newark**

- MID-TERRACED HOUSE
- TWO BEDROOMS
- LOUNGE & DINING ROOM
- UPSTAIRS FAMILY BATHROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106490 - 0010

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