



**1 Radley Terrace, Halam, Newark, NG22 8AB**

**Offers In Region Of £195,000**

**Tel: 01636 816200**

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



- End Terraced Period House
- Popular Village Location
- 2 Reception Rooms
- 2 Double Bedrooms
- Pretty Cottage Style Garden
- No Upward Chain
- Well Appointed Accommodation
- Fitted Breakfast Kitchen
- 1s Floor Bathroom
- Off Road Parking For 1

Offered for sale with the advantage of no upward chain. This attractive end terraced period property occupies a central and poplar village location and provides well appointed accommodation which in brief comprises: a useful porch, two well proportioned reception rooms and a fitted kitchen and two first floor double bedrooms and a bathroom.

Outside there is useful off street parking for one car and an attractive fully enclosed cottage style garden featuring a small shaped lawn and attractive seating areas.

Viewing highly recommended.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch with a uPVC double glazed window to the side aspect, a polycarbonate roof, tiled flooring and glazed French doors into the dining room.

### DINING ROOM

A well proportioned room with parquet flooring, a central heating radiator, a uPVC double glazed window to the side aspect, staircase rising to the first floor, an arch into the lounge and a door into the kitchen.

### KITCHEN

Fitted with a range of base and wall units with rolled edge worktops and tiled splashbacks, an inset stainless steel one and a half bowl single drainer sink with mixer tap and space for appliances including plumbing for a washing machine and a gas cooker point. There is a slate effect tiled floor, a central heating radiator and a uPVC double glazed window to the side aspect, space for a gas cooker with chimney extractor hood over.

### LOUNGE

With parquet flooring, a central heating radiator, understairs storage, a uPVC double glazed window to the side aspect and double glazed double French doors onto the garden. There is a feature chimney breast with raised hearth with potential for an open fire.

### FIRST FLOOR LANDING

With an access hatch to the roof space.

### BEDROOM ONE

A pleasant dual aspect double bedroom with stripped wooden flooring, uPVC double glazed windows to two elevations, a central heating radiator and a range of fitted wardrobes with hanging rail and storage above.

### BEDROOM TWO

With stripped wooden floorboards, a central heating radiator and a uPVC double glazed window to the side aspect.

### BATHROOM

Fitted in white with a dual flush toilet, a pedestal wash basin with mixer tap and a freestanding rolled top bath with mixer tap and shower attachment. There is a traditional style chrome towel radiator plus tiling for splashbacks, a uPVC double glazed window and an airing cupboard housing the Worcester central heating boiler and the foam insulated hot water cylinder.

### PARKING

Off street parking is provided for one car.

### GARDENS

A delightful and fully enclosed cottage style garden provides paved patio and gravelled seating plus a small shaped lawn edged with well stocked planted beds and borders.

### COUNCIL TAX

The property is registered as council tax band C.

### VIEWINGS

By appointment with Richard Watkinson & Partners.



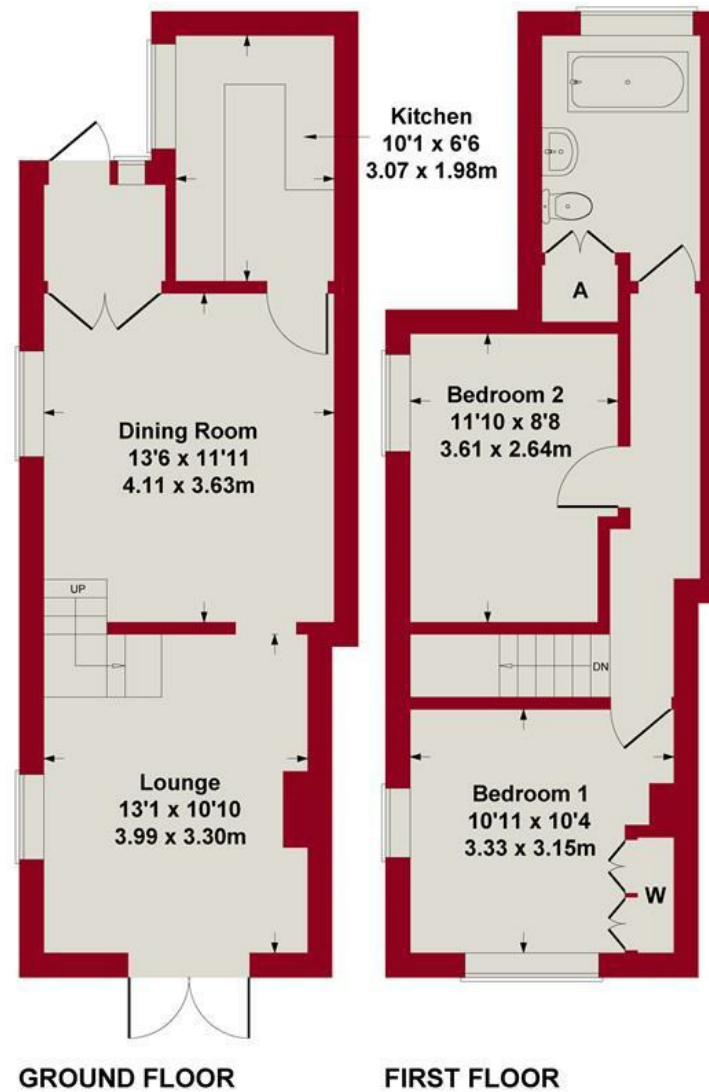








**Approximate Gross Internal Area**  
**767 sq ft - 71 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		63
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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