



17 Portland Street, Newark, NG24 4XF

Offers Over £110,000

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
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A mid terraced, two bedroom, Grade II listed town cottage of considerable charm and character. The property has benefitted from tasteful refurbishment over recent years, including a new boiler and full rewire in 2017 and a new shower room (2016). Other improvements since 2017 include: new flooring throughout, new period ledged and braced internal doors and full redecoration. The town centre location is convenient and just a short walking distance from local amenities, public transport facilities and railway stations.

The accommodation provides on the ground floor a lounge and separate kitchen. The first floor provides a double bedroom and shower room with the second floor providing a further good sized double bedroom. There is a useful basement cellar compartment.

A nearby pedestrian crossing leads to Carter Gate and the Georgian cobbled market place area. There are a number of boutiques, restaurants, coffee houses and shopping facilities. The Castle Gate and Northgate railway stations are within an easy 10 minute walk from the property, with trains to London, Leeds, Edinburgh, Lincoln and Nottingham.

The property is traditionally built with brick elevations under a pantiled roof forming a terrace with 15, 17 and 19 Portland Street. Number 17 Portland Street is a quirky and interesting house, ideal for a first time buyer, couple, single person or for investment purposes.

The following accommodation is provided:

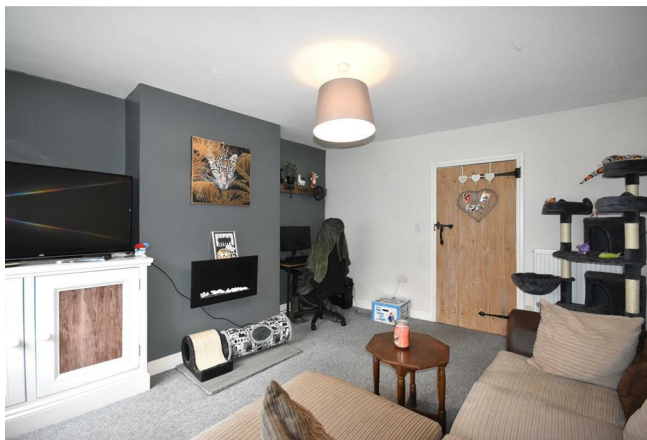
GROUND FLOOR

Front entrance door leads into:

LOUNGE

12'10 x 11'9 (3.91m x 3.58m)

With carpet flooring, timber window to the front elevation, double radiator and electric fireplace.



FURTHER VIEW



KITCHEN

11'0 x 7'8 (3.35m x 2.34m)

With fitted kitchen comprising base units, worktop with tiled splashback, matching wall unit, electric oven and hob, stainless steel sink unit, integrated fridge and space for a washing machine. Timber Yorkshire sliding window to the rear elevation, double radiator and built in storage cupboard. Ledged and braced door gives access to the cellar with further timber external door giving access to the communal courtyard.



FURTHER VIEW



CELLAR

12'10 x 11'4 (3.91m x 3.45m)

Vaulted cellar compartment with radiator.

FIRST FLOOR

LANDING

With timber Yorkshire sliding window to the rear elevation.

BEDROOM ONE

12'11 x 11'8 (measured into chimney recess) (3.94m x 3.56m (measured into chimney recess))

With carpet flooring, built in storage cupboard, radiator and timber sash window to the front elevation.



SHOWER ROOM

With tiled floor and fully tiled walls, shower cubicle with glazed screen and tiled surround, low suite WC and pedestal wash hand basin. Built in storage cupboard housing the gas fired central heating boiler, radiator and obscure glazed timber window to the rear elevation.



SECOND FLOOR

BEDROOM TWO

11'4 x 10'7 (3.45m x 3.23m)

With carpet flooring, double radiator, Velux window to the rear elevation and loft access hatch.



OUTSIDE

Enclosed communal courtyard with access from the property or via a shared side passage.



TENURE

The property is freehold.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

Floorplan to follow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	<div>60</div>	<div>86</div>
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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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