



13 William Street, Newark, NG24 1QS

£128,000
Tel: 01636 611811

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

A traditional three bedroom terraced house situated in a popular residential area in close proximity to Newark town centre. This spacious property requires a scheme of renovation and modernisation and provides approximately 1020 sq.ft of living accommodation arranged over three levels. The property benefits from a generous rear garden, two cellar compartments and on street permit parking.

The living accommodation briefly comprises: lounge, dining room and kitchen on the ground floor. On the first floor there is a landing, two double bedrooms and a family bathroom. A staircase rises to the second floor leading to a third double bedroom. Outside, to the rear, is an enclosed rear garden.

Newark Town Centre is within 0.5 mile walking distance with further amenities in close proximity. The Town Centre has a variety of supermarkets including Aldi, Waitrose, Morrisons and Asda. Additionally, there is a recently opened Marks and Spencer's food hall on a retail park just on the outskirts of the Town Centre. The attractive Georgian market square offers regular markets and has a variety of interesting independent shops, bars, cafes and restaurants. Newark's historic riverside, and Newark Castle, is a focal point of the town and has accessible walking trails along the banks of the River Trent. Newark Northgate Railway Station has trains connecting to London's King's Cross with journey times of around 75 minutes. Newark Castle Station has trains connecting to Nottingham and Lincoln. There is good access by road from Newark to Nottingham, Lincoln, Grantham and Leicester with access points to the A1 and A46 dual carriageway nearby.

The living accommodation can be described in further detail as follows:

GROUND FLOOR

UPVC front entrance door into:

LOUNGE

12'8 x 10'5 (3.86m x 3.18m)



With UPVC double glazed window to the front elevation. Radiator.

INNER HALL

Stairs down to cellar.

DINING ROOM

11' x 10'6 (3.35m x 3.20m)



With UPVC double glazed window to the rear elevation, built in cupboard and radiator,

KITCHEN

10'4 x 6'5 (3.15m x 1.96m)



With UPVC double glazed window to the side elevation and timber rear door to the garden. Double radiator.

FIRST FLOOR

LANDING

With radiator and staircase to second floor.

BEDROOM ONE

12'8 x 10'5 (3.86m x 3.18m)



With UPVC double glazed window to the front elevation, large built in wardrobe and radiator.

BEDROOM TWO

10'6 x 8'4 (3.20m x 2.54m)



With UPVC double glazed window to the rear elevation, built in wardrobe and radiator.

BATHROOM

8'4 x 7'6 (2.54m x 2.29m)



With UPVC double glazed window to the rear elevation, WC, wash hand basin and bath. Airing cupboard housing immersion heater.

SECOND FLOOR

ATTIC BEDROOM THREE

17'2 x 12'11 (maximum dimensions) (5.23m x 3.94m)
(maximum dimensions)



With dormer window to the rear elevation and radiator.

CELLAR COMPARTMENT ONE

13'0 x 10'0 (3.96m x 3.05m)

CELLAR COMPARTMENT TWO

12'11 x 10'3 (3.94m x 3.12m)

Barrel vaulted.

OUTSIDE



A spacious rear garden with side access via the adjacent

side passageway. There is right of way for neighbouring properties to access the side passageway.

On street permit parking is available.

SERVICES

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

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

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.

Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

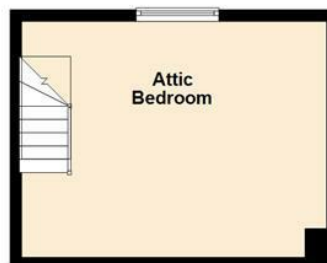
First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)




Second Floor

Approx. 21.2 sq. metres (228.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

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