



16 Hatton Gardens, Newark,
Nottinghamshire, NG24 4BX

£160,000
Tel: 01636 611 811

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

Situated on Hatton Gardens, close to Newark town centre, this well presented three bedroom mid terraced house offers a delightful blend of comfort and convenience. With three spacious bedrooms and a bathroom, this property is perfect for young families, first time buyers or those seeking to downsize.

As you enter, you are welcomed by a pleasant living room that flows seamlessly into a dining area, creating an inviting atmosphere for both relaxation and entertaining. The fitted kitchen is practical and functional. The house benefits from replacement uPVC double glazed windows, ensuring warmth and energy efficiency throughout the seasons.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The property is equipped with gas fired central heating, providing a cosy environment during the colder months.

One of the standout features of this home is the pleasant rear garden, which offers a lovely outdoor space for gardening, relaxation, or entertaining guests. The recently fitted carpets add a touch of modernity and comfort, making this home truly ready for you to move in and enjoy.

In summary, this three bedroom terraced house in Hatton Gardens is a wonderful opportunity for those looking for a well maintained home in a desirable location. Don't miss your chance to make this lovely property your own.

Hatton Gardens is ideally situated within a mile of excellent local amenities, including shops, schools, and Newark town centre. Nearby supermarkets include Morrisons, Asda, Waitrose, and Aldi, along with a recently opened M&S food hall. Newark's attractive town centre is centred around its mostly Georgian Market Square, which hosts regular markets and offers a charming mix of independent shops, boutiques, bars, restaurants, and cafes. A newly opened Waterstones in 2025 has added a welcome new dimension to the town's retail scene.

For recreation, the nearby Sconce and Devon Park offers

pleasant walking trails, a riverside walk, a children's play area, and the popular Rumbles Cafe.

Newark is also well connected, with Northgate Station providing fast rail services to London King's Cross in around 1 hour 15 minutes, and Castle Station offering links to Nottingham, Lincoln, and Leicester. The A1 and A46 dual carriageways are both easily accessible.

The town benefits from highly regarded primary and secondary schools and a General Hospital, making it an excellent location for families and commuters alike.

Constructed of brick under a slate roof covering. There are replacement uPVC double glazed windows, and gas fired central heating. The accommodation is arranged over two floors and can be described in more detail as follows.

GROUND FLOOR

LIVING ROOM

13'4 x 11'5 (4.06m x 3.48m)



Modern living flame gas fire, uPVC double glazed window to front elevation and front entrance door, radiator.

DINING ROOM

13'2 x 11'2 (4.01m x 3.40m)



UPVC double glazed window to rear elevation, radiator, gas fire. Staircase to first floor with cupboard under, door leading to kitchen.

KITCHEN

10'4 x 7'5 (3.15m x 2.26m)



UPVC double glazed window and side entrance door. Fitted base cupboards and drawers, working surfaces over, inset stainless sink and drainer with mixer tap. Eye level wall mounted cupboards, integrated gas hob and electric oven, plumbing and space for automatic washing machine, space for fridge freezer.

BATHROOM

6'8 x 5'10 (2.03m x 1.78m)
(Overall measurement)



White suite including panelled bath with electric shower over, tiling to splashbacks, wash hand basin with vanity cupboard under, radiator.

SEPARATE WC

With low suite WC.

FIRST FLOOR

LANDING

BEDROOM ONE

13'4 x 11'4 (4.06m x 3.45m)



UPVC double glazed window to front elevation, radiator, built-in cupboard over stairs, loft access and ladder. There is a large loft space with ladder and a light, which is an ideal space for storage or conversion.

BEDROOM TWO

13'3 x 11'3 (4.04m x 3.43m)



UPVC double glazed window to rear elevation, fitted five bay wardrobe, radiator. Connecting door to bedroom three.

BEDROOM THREE

13'6 x 7'6 (4.11m x 2.29m)



UPVC double glazed window to rear elevation, radiator. Cupboard housing a Baxi Combi Instant HE gas central heating boiler.

OUTSIDE



The house has street frontage to Hatton Gardens. To the rear of the house there is an enclosed yard with a concrete surface, outside tap, leading to a pathway with pedestrian rights of way in favour of two neighbouring houses, and connecting to a passageway leading round to Hatton Gardens.

STORE SHED

Which is integral to the house and accessed from the rear.

Gateway leads to enclosed rear garden with close boarded wooden fences to the boundaries and a block built wall.

The garden is laid to lawn with raised borders, flower beds and planters. Additionally, there is a concrete pathway and paved patio terrace. Timber built summerhouse which is insulated and has boarded internal walls, French style doors to the entrance, this makes a pleasant garden room.

TENURE

The property is freehold.

SERVICES

Mains water, drainage, electricity and gas are all connected to the property. The central heating system is gas fired from a Baxi combination boiler located in Bedroom Three.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

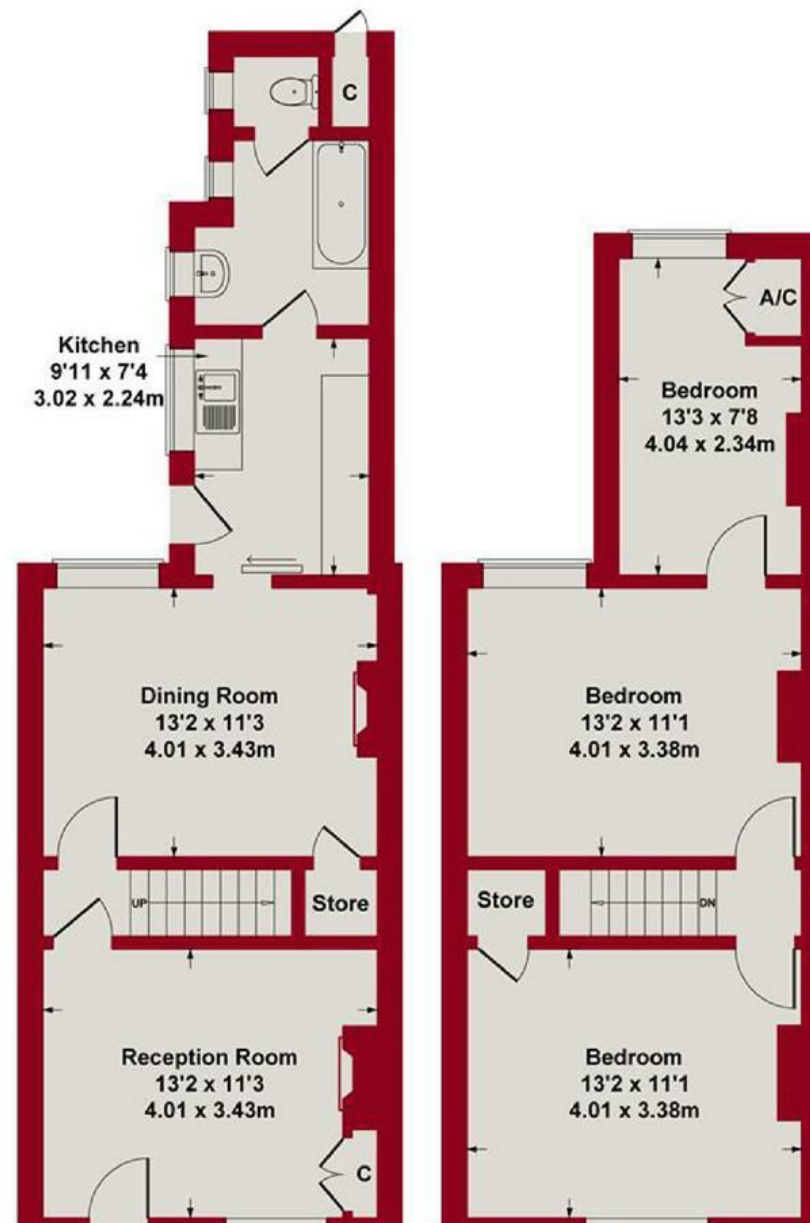
MORTGAGE

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

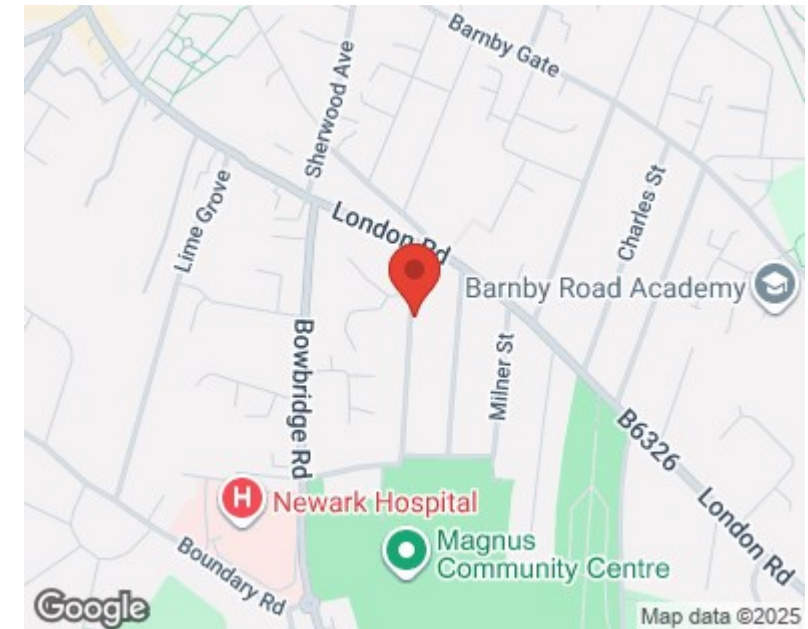
This property comes under Newark & Sherwood District Council Tax Band A.

Approximate Gross Internal Area
994 sq ft - 92 sq m





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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