



## William Street,

Newark, Nottinghamshire, NG24 1QU

Guide Price £130,000 to £135,000 Freehold





GUIDE PRICE £130,000-£135,000. FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME BUY!! This well presented 2 bedroom mid terrace house sits close to Newark town centre, and offers spacious and well maintained accommodation throughout. comprising of entrance into lounge, dining room, modern kitchen and ground floor bathroom, from the dining room there are also stairs leading to the cellar room. To the 1st floor there are two DOUBLE BEDROOMS, and from bedroom 2 there are stairs leading to a further attic room. The property benefits from its fantastic location, along with offering upvc double glazing and gas central heating via a combi boiler fitted in 2020 with a 5 year warranty. Being sold with NO ONWARD CHAIN.

### Lounge

11'11 x 11'1 (3.63m x 3.38m)



### Dining Room

11'11 x 9'11 (3.63m x 3.02m)



### Kitchen

10'6 x 5'8 (3.20m x 1.73m)



### Bathroom

7'7 x 5'6 (2.31m x 1.68m)





### Bedroom 1

15'5 x 11'2 (4.70m x 3.40m)



### Attic Room

14'1 x 13'8 max (4.29m x 4.17m max)



### Bedroom 2

11'11 x 10'10 max (3.63m x 3.30m max)



### Cellar Room 1

11'2 x 9'6 max (3.40m x 2.90m max)

### Cellar Room 2

6'4 x 6'2 (1.93m x 1.88m)

### Agent's Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.

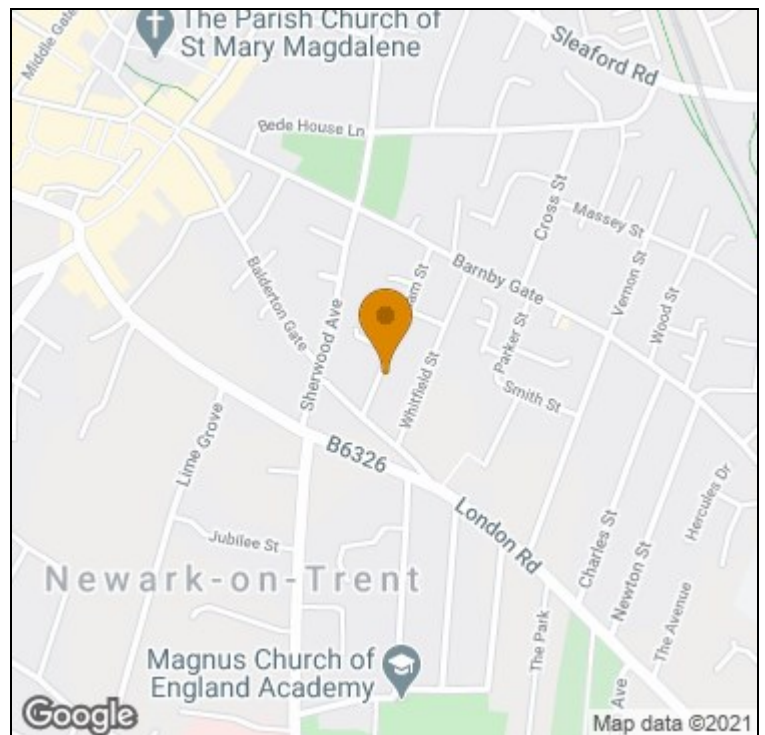
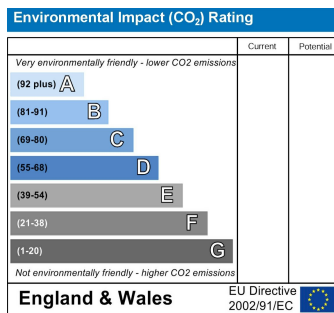
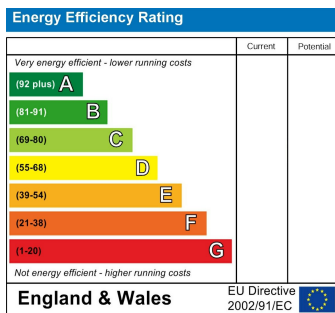
### Agent's Note

One neighbouring property has access across the rear garden





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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