



Parliament Street,

Newark, Nottinghamshire, NG24 4UP

Guide Price £130,000 to £132,500 Freehold



GUIDE PRICE £130,000 to £132,500 A well-presented, modern spacious town house situated in a popular town centre location with a GARAGE to the rear, this lovely property would make an ideal 1st Time buy or investment. The accommodation comprises of an entrance hall, lounge, dining kitchen, 2 bedrooms and a bathroom. The property hugely benefits from its town centre location, gas central heating, upvc double glazing, front and rear gardens and a garage. NO CHAIN

Entrance Hallway

2'11 x 2'9 (0.89m x 0.84m)

Lounge

14'1 x 13'10 max (4.29m x 4.22m max)



Kitchen/Diner

14'1 x 8'6 (4.29m x 2.59m)



Dining Area



Measurement Included in kitchen/diner

First Floor Landing

6'1 x 5'5 (1.85m x 1.65m)

Bedroom 1

14' x 11'1 max (4.27m x 3.38m max)



Bedroom 2

9'3 x 7'7 max (2.82m x 2.31m max)



Bathroom

6'1 x 5'6 (1.85m x 1.68m)



INTERACTIVE PROPERTY REPORT

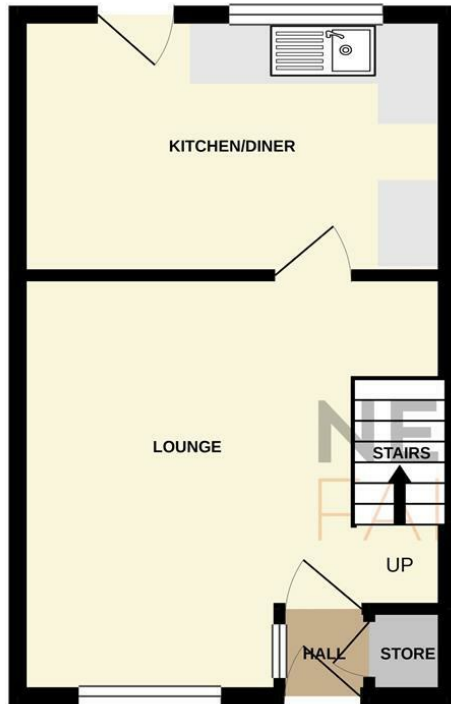
An Interactive Property Report for this property can be viewed on the following web portals - Rightmove, Zoopla & Newton Fallowell. The report includes a wealth of material including information on - Title Plan & Plot - Flood Risk - Media Availability - In-depth Local School Information - Transport Links.

Agent's Note

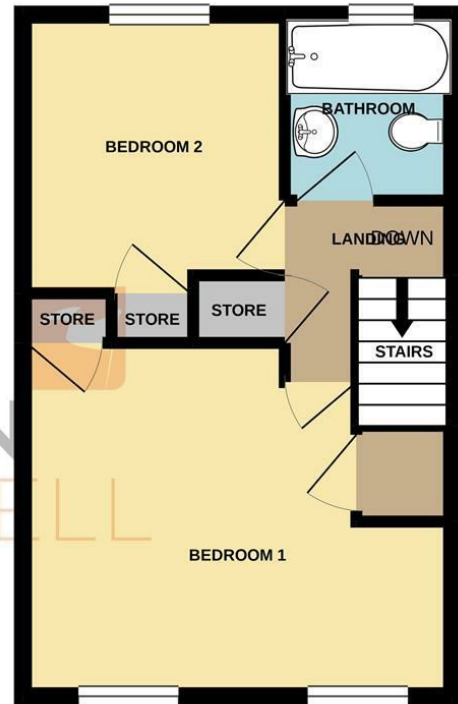
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.



GROUND FLOOR



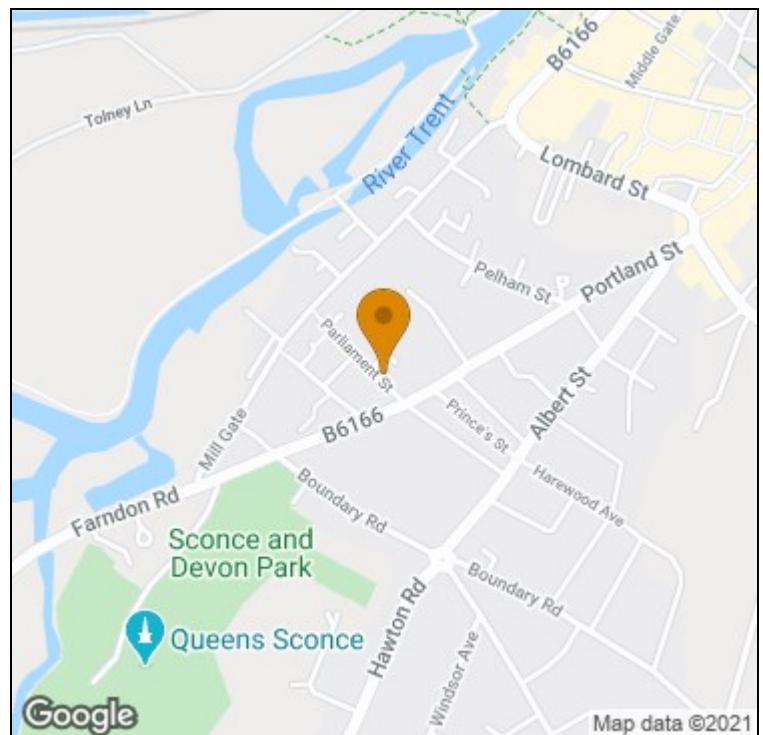
1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		57
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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