

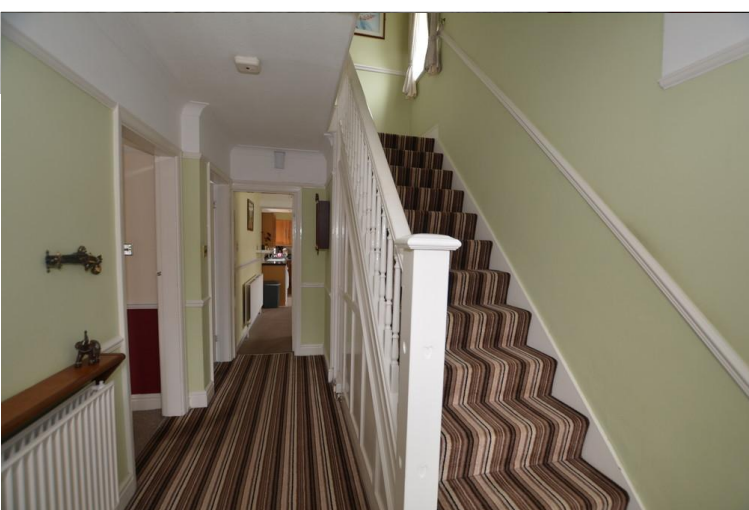


**2 Bentinck Road**  
Newark, NG24 4HT

**£260,000**

- **NO UPWARD CHAIN\*** A three bedroomed semi detached family "Vickers Built" house situated in a sought after area of Newark Town Centre and offers many original features including picture rails and pantry. The accommodation includes entrance hall, living room, dining room, kitchen, three bedrooms and family bathroom. The property has off road parking and gardens to both the front and rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison & Mundys.

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## LOCATION

Located close to Newark to Town Centre. Newark has a variety of high street and local shops. Northgate station serves the East Coast Line (approx 75 mins to London) and Castle Station which serves the Nottingham to Lincoln line. Newark has ties to many historical events and the popular Civil War Museum tells part of Newark's story.

## ENTRANCE HALL

The front entrance door opens to the hallway with stairs rising to the first floor. Alarm panel. Radiator. Doors off to:-

## LOUNGE 13'3" x 10'7" (4.03m x 3.05m)

A lovely reception room with bay window to the front elevation. Central feature fireplace inset with a living flame gas fire. Picture rail. Radiator.

## DINING ROOM 13' 2" x 10' 7" (4.01m x 3.23m)

Having a door opening to the rear garden with side glazed panels. Wooden fire surround with hearth. Dado and picture rails. Radiator.

## BREAKFAST KITCHEN 19' 9" x 7' 4" (6.02m x 2.24m)

Fitted with a range of wall and base units surmounted by a working surface and inset with a stainless steel sink and drainer. Free standing cooker with extractor over. Under worktop space and plumbing for a washing machine. Under worktop space for fridge. Windows to two elevations. Space for a breakfasting table. Door off to the useful understairs storage. Door to the side elevation. Wall mounted Worcester Bosch boiler serving the gas fired central heating system.

**FIRST FLOOR LANDING** Window to the side elevation. Access to the loft. Doors off to:-

## BEDROOM ONE 13' 0 PLUS WARDROBE" x 9' 11" (3.96m x 3.02m)

Having a range of fitted wardrobes. Window to the front elevation. Radiator.

## BEDROOM TWO 13' 5" x 9' 11" (4.09m x 3.02m)

Window to the rear elevation. Built in wardrobe. Radiator.

## BEDROOM THREE 9' 5" x 8' 0" (2.87m x 2.44m)

Window to the front elevation. Radiator. Wall cupboards.

## FAMILY BATHROOM 9' 5" x 8' 0" (2.87m x 2.44m)

Fitted with a white suite comprising low suite Wc, wash hand basin and panelled bath with electric shower over. Window to the rear elevation. Fully tiles walls. Cupboard housing the hot water cylinder.

## WORKSHOP

A brick built workshop with triple hinge opening door. Window to the side elevation.





## GARDENS

There are gardens to both the front and rear of the property. Double hand gates open to the block paved off road parking in front of full height timber gates which open to give access to the side block paving and leading to the rear elevation. The rear garden has a lawned area with surrounding flower boarders, a patio area is situated adjacent to the dining room.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

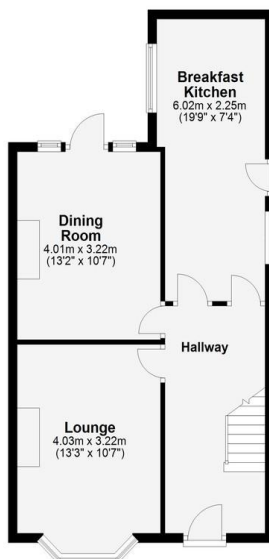
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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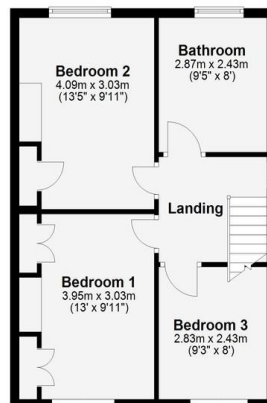
### Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



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