



ALASDAIR
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Mundys

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est 1898
Mundys

54 Milner Street

Newark, NG24 4AA



Book a Viewing

£170,000

Well-Appointed Traditional Mid-Terrace Home situated in a sought-after and convenient location just off London Road, this charming home retains many original features and offers spacious living accommodation. The property comprises a welcoming lounge, a generous dining room, kitchen with a breakfast area, two good-sized bedrooms on the first floor, and a family bathroom. To the front is a small forecourt rear, there is an enclosed lawn garden with timber shed, with access to a shared rear passageway.





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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Milner Street is located just off London Road and is within walking distance to town giving you good access to local amenities, schools and good transport links to include the A1, A52 and the A46. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.



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LOUNGE

11' 11" x 15' 0" (3.63m x 4.57m) Leaded glazed panelled door gives access to lounge with two sash windows to front elevation, wood flooring, dado rail, coved ceiling, under stairs storage cupboard, feature coal effect cast iron fire which is in working order, glazed panelled door to dining room.

DINING ROOM

10' 6" x 11' 7" (3.2m x 3.53m) With sash window to rear elevation, radiator, double cupboard, wall lights, stairs off to first floor landing, picture rail, block wood flooring and archway leading to kitchen.

KITCHEN

6' 11" x 9' 1" (2.11m x 2.77m) With wall and floor units, wooden worksurfaces over, inset Belfast sink with mixer tap, gas cooker point, splash tiled to worksurfaces, window to side elevation, fridge and freezer spaces and quarry tiled floor.

BREAKFAST AREA

7' 1" x 8' 2" (2.16m x 2.49m) With Stable door to rear garden, quarry tiled floor, plumbing for washing machine and space for appliance, pantry cupboard, glazed panelled window to rear elevation and radiator.

FIRST FLOOR LANDING

3' 8" x 15' 2" (1.12m x 4.62m) With cast iron fireplace, radiator, dado rail, coved ceiling and access to roof space.

BEDROOM 1

12' 0" x 11' 8" (3.66m x 3.56m) With sash window to front elevation, radiator, cast iron fireplace with tiled hearth, wood flooring and corner wardrobe.

BEDROOM 2

7' 11" x 11' 8" (2.41m x 3.56m) With sash window to rear elevation, radiator and corner wardrobe.

BATHROOM

7' 2" x 9' 1" (2.18m x 2.77m) Comprising cast iron bath with panelled surround, low level WC, wood flooring, wash hand basin, storage cupboard housing the Worcester central heating boiler and glazed panelled window to rear elevation.

OUTSIDE

Front forecourt. Rear garden with block paved pathway and external tap. The garden is mainly lawned with flagstone patio area, fence and brick boundary surround, rear lighting, flower/shrub boarders and timber shed, shared rear passageway.





Our detailed web site 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

SELLER FEE INFORMATION - WHO WE MAY REFER YOU TO

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.

SELLING YOUR HOME - HOW TO GO ABOUT IT
Solicitors & Estate Agents, 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.

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

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

Mundys Financial Services who will be able to offer a range of financial services. 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 roughly 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:

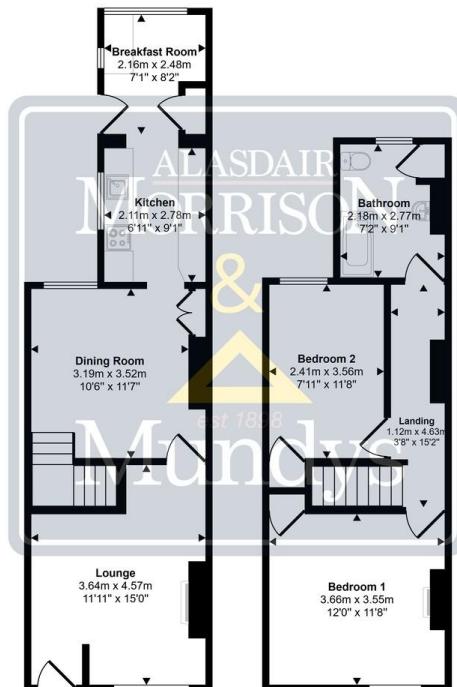
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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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Approx Gross Internal Area
80 sq m / 859 sq ft



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.