



44 Alliance Street
Newark, NG24 1HR

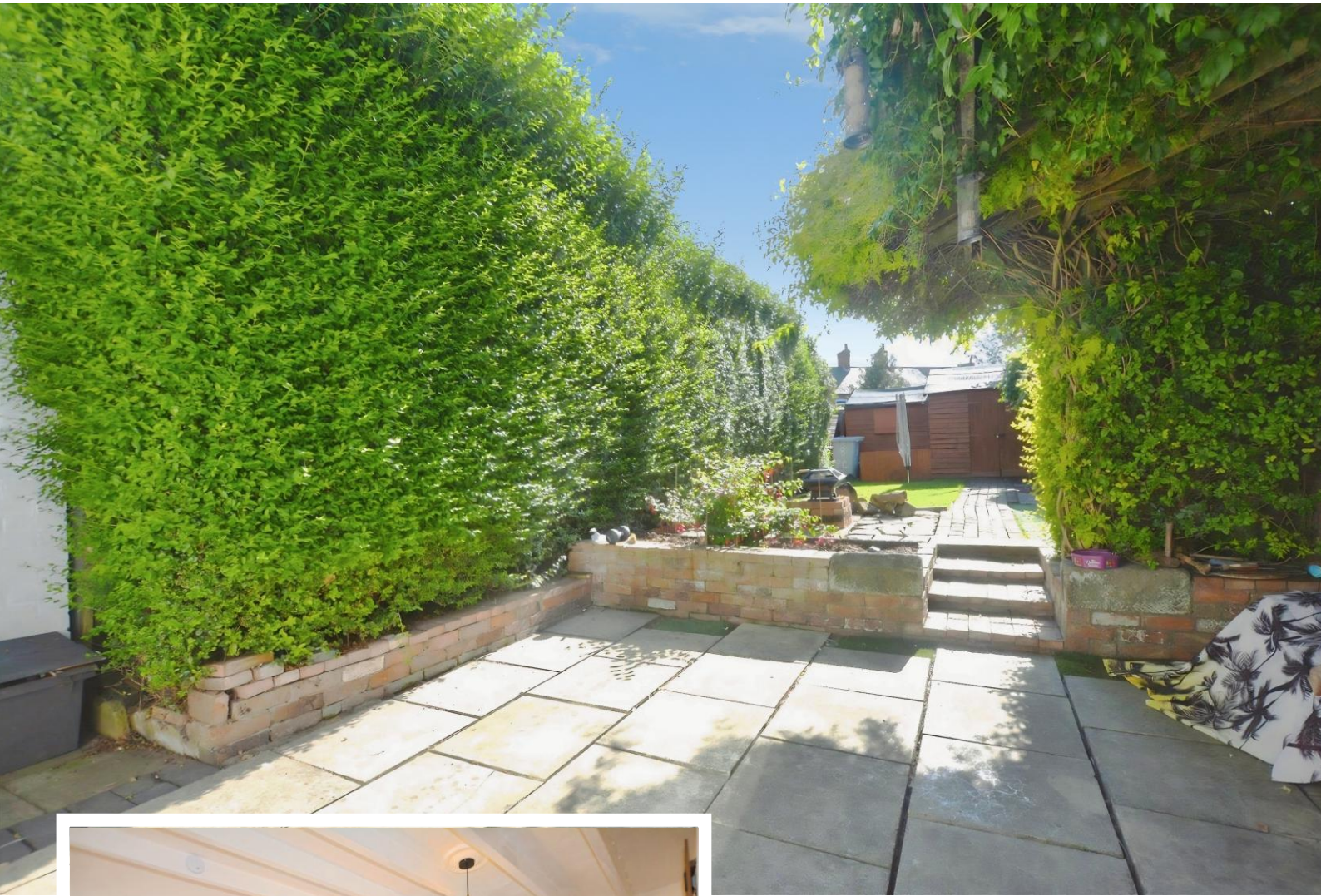


[Book a Viewing](#)

£185,000

Full of charm and character, this delightful Semi Detached Cottage offers the perfect blend of period features and everyday convenience, just a short distance from Newark Northgate railway station. Step inside to discover a welcoming living room with exposed beams and a cosy log-burning stove, creating the perfect space to relax. The separate dining room continues the cottage's character with its exposed beams, making it ideal for entertaining family and friends. The white kitchen provides access to the private rear garden, while the ground floor is completed by a family bathroom with a shower over the bath. Upstairs, there are two well proportioned bedrooms, with the principal bedroom featuring an attractive cast iron fireplace that enhances the home's period charm. Outside, there is off-road parking to the front and a beautifully established, private cottage style garden to the rear is an idyllic space for enjoying morning coffee, summer evenings, or gardening enthusiasts. Offering character, comfort and an excellent location for commuters and those wishing to enjoy Newark's amenities, this charming cottage is a wonderful place to call home.





LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

LIVING ROOM

12' 2" x 11' 10" (3.71m x 3.61m) With uPVC double glazed door and window to the front elevation, beams to the ceiling, bespoke built-in cupboards housing the metres, radiator, log burning stove and door to the dining room.

DINING ROOM

12' 0" x 11' 10" (3.66m x 3.61m) With uPVC double glazed window to the side elevation, beams to the ceiling, door to enclosed staircase to first floor, under stairs storage cupboard, vertical radiator and opening to the kitchen and door to the bathroom.





KITCHEN

7' 3" x 5' 6" (2.21m x 1.7m) Fitted with wall and base units with a worksurface incorporating a sink unit. Electric oven and hob with extractor over. Space for a fridge, space and plumbing for a washing machine. Tiled splashbacks, uPVC double glazed window to the rear and door to the side.

BATHROOM

7' 3" x 5' 1" (2.21m x 1.55m) Fitted with a white suite comprising a panelled bath with shower over, vanity wash hand basin and low level WC. Radiator, tiled splashbacks, tiled floor and uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

With access to the loft and doors to the two bedrooms.



BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.61m) With uPVC double glazed window to the front elevation, vertical radiator and feature cast iron fireplace.

BEDROOM TWO

11' 10" x 8' 7" (3.61m x 2.64m) With uPVC double glazed window to the rear elevation, vertical radiator and over stairs airing cupboard with shelving and also housing the gas central heating boiler.

OUTSIDE

There is parking to the front of the property, a brick pathway, handheld gate and side brick wall leads to the rear garden. The rear garden which is totally enclosed and extremely private, has a flagstone patio, barbecue area, raised beds and a block pathway to a lawn area. Rear shed with power which runs from the kitchen and covered Pergola. External power supplied.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A (Newark and Sherwood DC).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

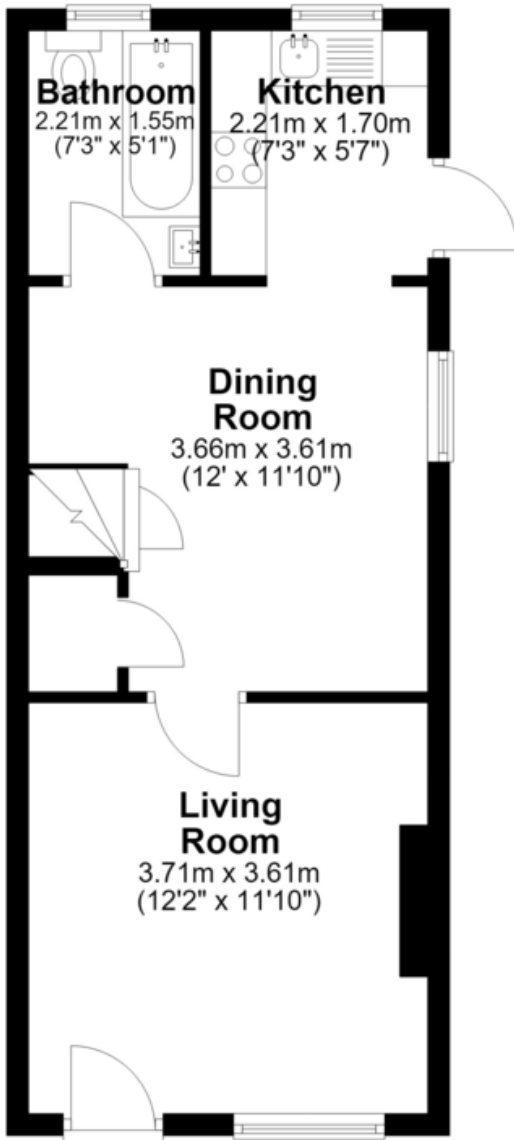
MOBILE COVERAGE - Check the mobile coverage at the property here — [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



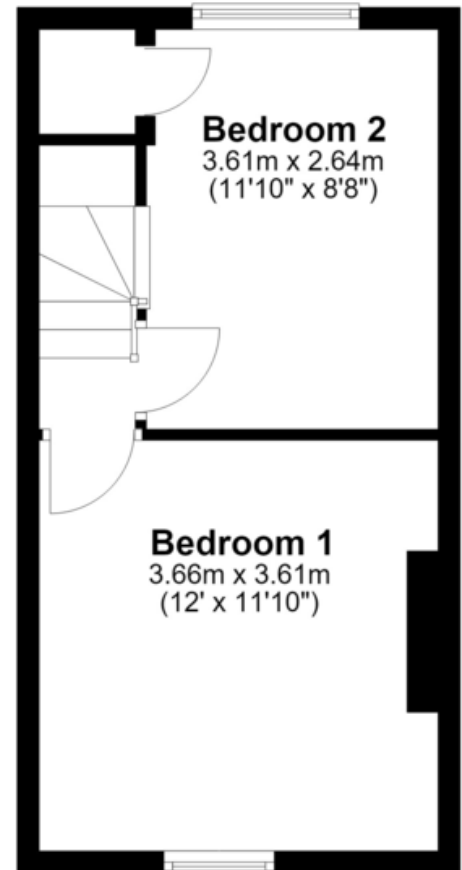
Ground Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

44 Alliance Street, Newark

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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.

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