



## 3 Parliament Street

Newark, NG24 4UR



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**£115,000**

This period terrace occupies a pleasant position along a no-through road, within easy walking distance of the town centre. Offered for sale with no upward chain, the property provides a wonderful opportunity to create a characterful home tailored to individual taste. Two inviting reception rooms and a kitchen are complemented by a useful cellar, while two well-proportioned double bedrooms and a bathroom occupy the first floor. Outside, a front walled garden adds kerb appeal, with covered side access leading to an enclosed rear yard-style garden with gated access. Requiring some TLC, this is a property with plenty of scope to transform and make your own.



### 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.

### ACCOMMODATION

#### LIVING ROOM

12' 1" to back of chimney breast x 11' 9" (3.7m x 3.6m) Front door, secondary glazed window, radiator and door to inner lobby.



#### DINING ROOM

12' 1" x 10' 2" (3.7m x 3.1m) Secondary glazed window to the rear elevation, radiator and doors to the cellar and kitchen.

#### KITCHEN

9' 10" x 6' 0" (3m x 1.85m) Fitted with wall and base units with a work surface incorporating the sink unit with a stainless steel mixer top, tiled splash-backs, double glazed windows to the rear and side, radiator and spaces for a washing machine, cooker and one further appliance.

#### LANDING

Feature stained glass window, access to the loft, cupboard housing the wall mounted Worcester gas central heating combination boiler and doors to the two bedrooms and bathroom.

#### BEDROOM ONE

11' 9" x 11' 9" (3.6m x 3.6m) Secondary glazed window to the front elevation and a radiator.

#### BEDROOM TWO

10' 5" x 10' 5" (3.20m x 3.20m) Secondary glazed window to the rear elevation, radiator and built-in storage cupboard.

#### BATHROOM

9' 6" x 7' 2" L shape, max measurements (2.9m x 2.2m) A panelled bath, pedestal wash hand basin and low-level WC, chrome heated towel rail, tiled splash-backs, tiled floor and secondary glazed window to the rear elevation.

#### OUTSIDE

Gated and walled lawn garden to the front, covered side passage and enclosed yard at rear with a shed and gated access.

Please note that the property is being sold as seen.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

##### EPC RATING – C.

**COUNCIL TAX BAND** – A (Newark and Sherwood District Council).

**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.

### 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

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

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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

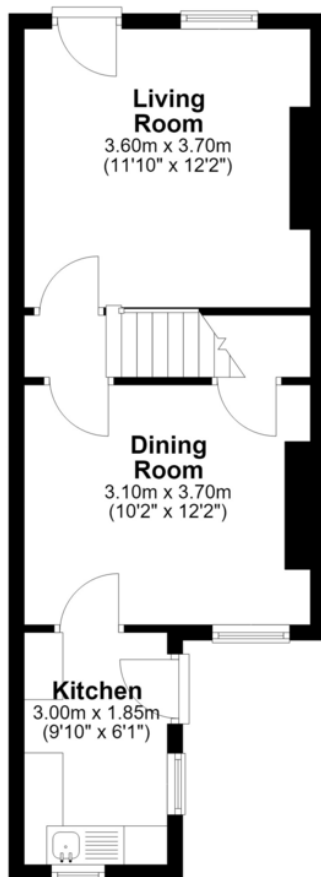
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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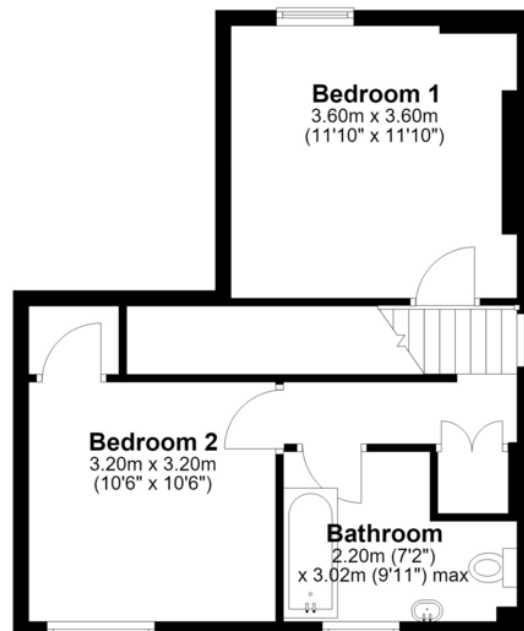
### Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)  
**3 Parliament Street, Newark**

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