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Putting you and your property first



3 Pelham Close, Newark, Nottinghamshire, NG24 4XL

£154,950



Property Description

* IDEAL FOR FIRST TIME BUYER OR INVESTOR * A very well presented three bedroom town house located in a sought after area close to Newark town centre and local amenities. The property comprises dining kitchen, lounge, conservatory, three bedrooms and family bathroom. Enclosed rear garden and garaging. Double glazing and gas fired central heating. NO UPWARD CHAIN. Viewing essential. E.P.C rating D.

DINING KITCHEN

13' 10" x 7' 11" (4.22m x 2.41m) UPVc front door leading into the kitchen and window to the front elevation. Fitted with a range on wall and base units surmounted by a work surface inset with 1½ bowl sink unit with mixer tap, four ring gas hob with extractor over and electric oven. Space for fridge freezer and space and plumbing for washing machine. Splash back tiling to walls and laminate flooring. Slimline dishwasher. Telephone point and radiator.

LOUNGE

15' 0" x 10' 6" (4.57m x 3.2m) Double doors leading through to the conservatory Feature brick fire surround with tiled hearth. T.V point, radiator and understairs cupboard.

CONSERVATORY

11' 1" x 6' 2" (3.38m x 1.88m) Of UPVc construction with rear sliding door to the garden. Laminate flooring and radiator.



FIRST FLOOR LANDING

Stairs rising to the first floor. Doors off.

BEDROOM ONE

13' 9" x 10' 9" (4.19m x 3.28m) Two windows to the rear elevation. Fitted wardrobes. T.V point and radiator.

BEDROOM TWO

10' 10" x 7' 9" (3.3m x 2.36m) Window to the front elevation. Telephone point and radiator.

BEDROOM THREE

8' 10" x 9' 10" (2.69m x 3m) Two windows to the front elevation. Loft access and radiator.

BATHROOM

5' 10" x 7' 9" (1.78m x 2.36m) Fitted with a white suite comprising "P" shaped bath with shower over and glazed screen, low flush W.C and pedestal wash hand basin. Splash back tiling to walls. Radiator. Window to the front elevation and loft access.

OUTSIDE

A pathway leads to the front entrance door. The rear of the property can be accessed via a side gate with a patio area leading off from the conservatory. Shrub borders surround the courtyard. A garage is available within a nearby block and parking permits are also available to residents and visitors if required.



LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.







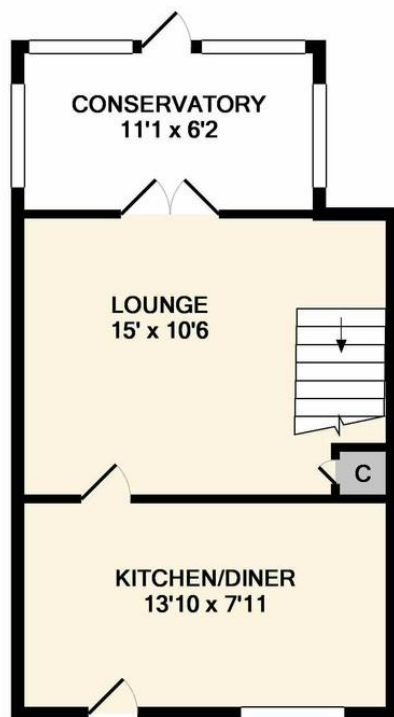
TENURE

Freehold with vacant possession.

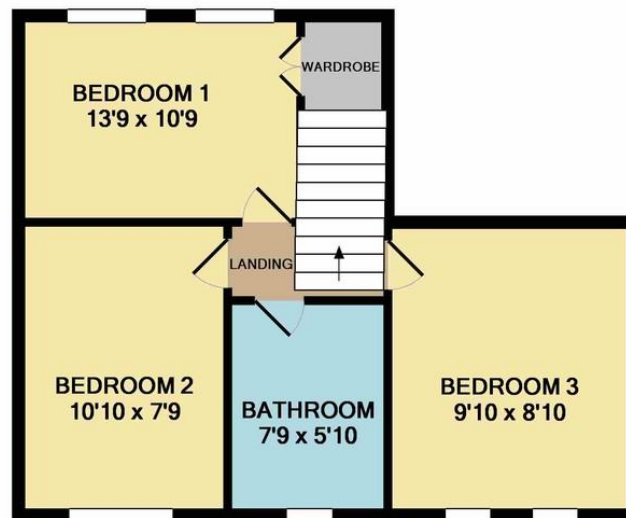
VIEWING INFORMATION

By appointment with the agents office.





GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 are 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