

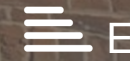


EDLIN & JARVIS  
ESTATE AGENTS



12 Wright Street, Newark, NG24 1PJ

Price Guide £120,000





# 12 Wright Street

Newark, NG24 1PJ

- Two Bedroom Terraced Property
- Good Sized Garden
- Walking Distance To Town
- Council Tax Band A & EPC E
- Cellar
- No Chain
- Gas Central Heating
- Ideal First Time/Investment Buy
- UPVC Double Glazing

\*\*\* GUIDE PRICE £120,000 TO £130,000 \*\*\*

\*\*\*WALKING DISTANCE TO NEWARK TOWN & NORTHGATE TRAIN STATION\*\*\* This terraced house is located on Wright Street. and is being sold with no upward chain and a tenant in situ. This property is an ideal investment and currently achieves a 6% yield currently. This property boasts a cosy atmosphere with its lounge, kitchen, two bedrooms and a family bathroom. The property also benefits from two cellar rooms perfect for storage, gas central heating and UPVC double glazing.

Outside to the rear the good sized enclosed garden with a lawn area, a paved seating area and a slate stone area with raised planters.

This property is located within a popular residential area off Barnbygate and has easy access to local schools, local amenities and access to good transport links to include the A1, A46, A52 and the A17 making it ideal for commuters. 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.



<b>Lounge</b>	11'3 x 10'3 (3.43m x 3.12m)
<b>Kitchen</b>	11'3 x 10'4 (3.43m x 3.15m)
<b>Bedroom One</b>	11'2 x 10'4 (3.40m x 3.15m)
<b>Bedroom Two</b>	
<b>Bathroom</b>	10'3 x 4'8 (3.12m x 1.42m)
<b>Cellar One</b>	10'3 x 4'9 (3.12m x 1.45m)
<b>Cellar Two</b>	10'3 x 5'5 (3.12m x 1.65m)





Directions





## Floor Plans



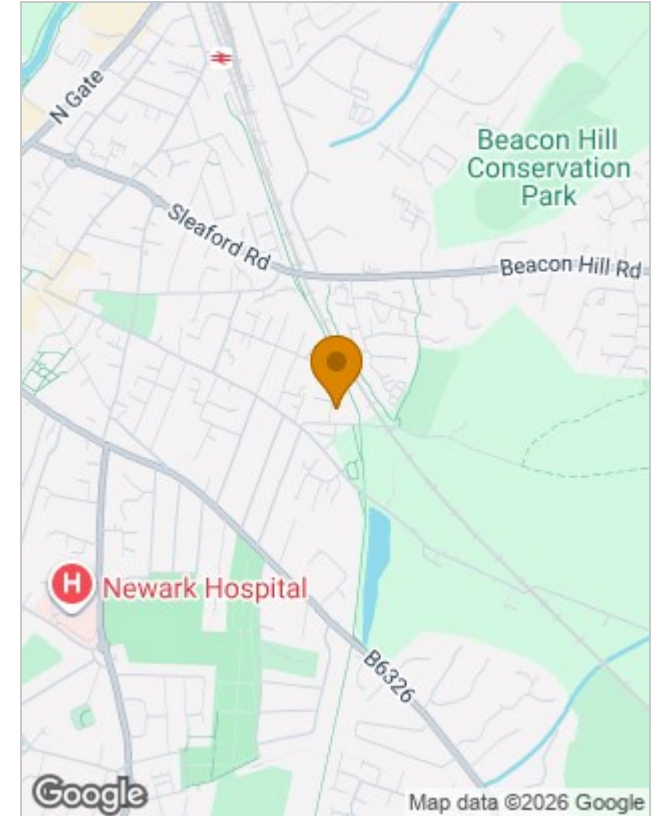
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Location Map



## Energy Performance Graph

