

EDLIN & JARVIS
ESTATE AGENTS

9 King Street

Newark, NG24 4UQ

Guide Price £150,000 to £160,000

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WALKING DISTANCE TO TOWN Guide Price £150,000 to £160,000

A charming two-bedroom semi detached character cottage, beautifully positioned within a sought-after conservation area of Newark. Combining traditional period charm with the ease of modern fixtures, this property represents an incredible opportunity for first-time buyers, downsizers, or savvy buy-to-let investors looking for a turn-key home.

The Accommodation
The Lounge: A warm and inviting reception room welcoming you directly from the front entrance perfect for cosy evenings.
The Breakfast Kitchen: Centrally located the breakfast kitchen features a comprehensive range of fitted wall and base units, solid wood work surfaces, a classic Belfast sink, and integrated appliances (including an induction hob, electric oven, fridge, freezer, and dishwasher).
The Utility Room: A brilliant addition to any home, this separate space offers practical plumbing and space for a washing machine, keeping the main kitchen streamlined and quiet. A door from here leads directly out into the garden.

The first floor leads to two bedrooms which are served by the family bathroom.

Outside Living
To the rear of the property is a low-maintenance, fully enclosed courtyard garden, a perfect spot to enjoy your morning coffee or an evening drink.
The property also benefits fully from gas central heating via a modern combi-boiler and is neutrally decorated throughout, meaning you can move straight in.

Location, Amenities & Transport Links
Situated on King Street, the property enjoys the best of both worlds: a quiet, characterful residential setting that sits just a short walk away from everything Newark has to offer.



















Local Amenities: Newark town centre is less than half a mile away (around a 10-minute walk). You are steps away from the bustling, historic cobbled Market Square, which features regular markets, independent boutiques, national retail chains, a multi-screen cinema, and a vibrant café culture. For daily essentials, an Asda supermarket and a Co-op food store are both within a 5-minute walk.

Leisure & Nature: For those who enjoy the outdoors, the picturesque Newark Marina and the beautiful open green spaces of Sconce and Devon Park are both within easy walking distance.

Lounge
12'0 x 12'1 (3.66m x 3.68m)

Breakfast Kitchen
12'1 x 11'9 (3.68m x 3.58m)

Utility Room
4'9 x 4'6 (1.45m x 1.37m)

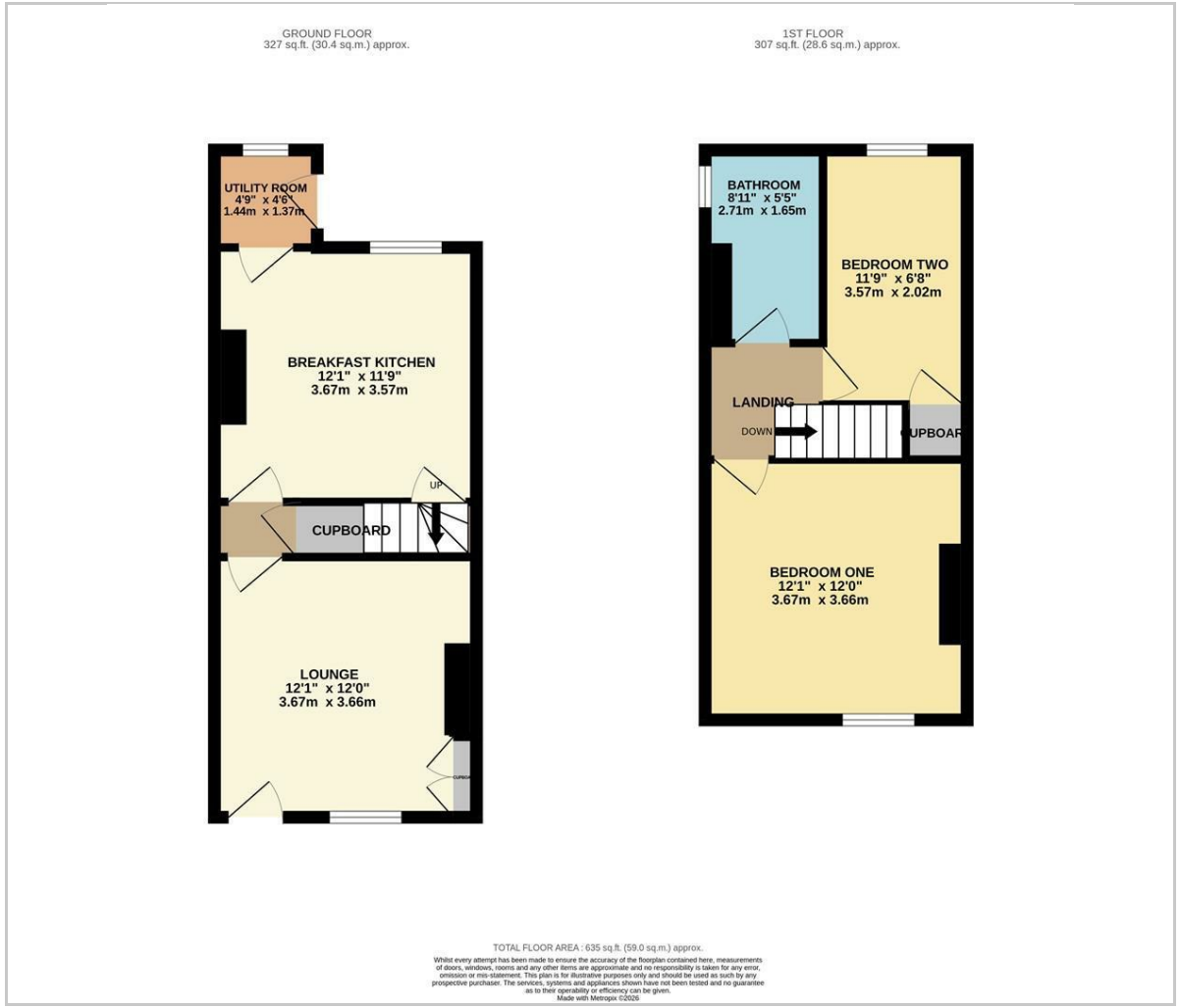
Landing

Bedroom One
12'1 x 12'0 (3.68m x 3.66m)

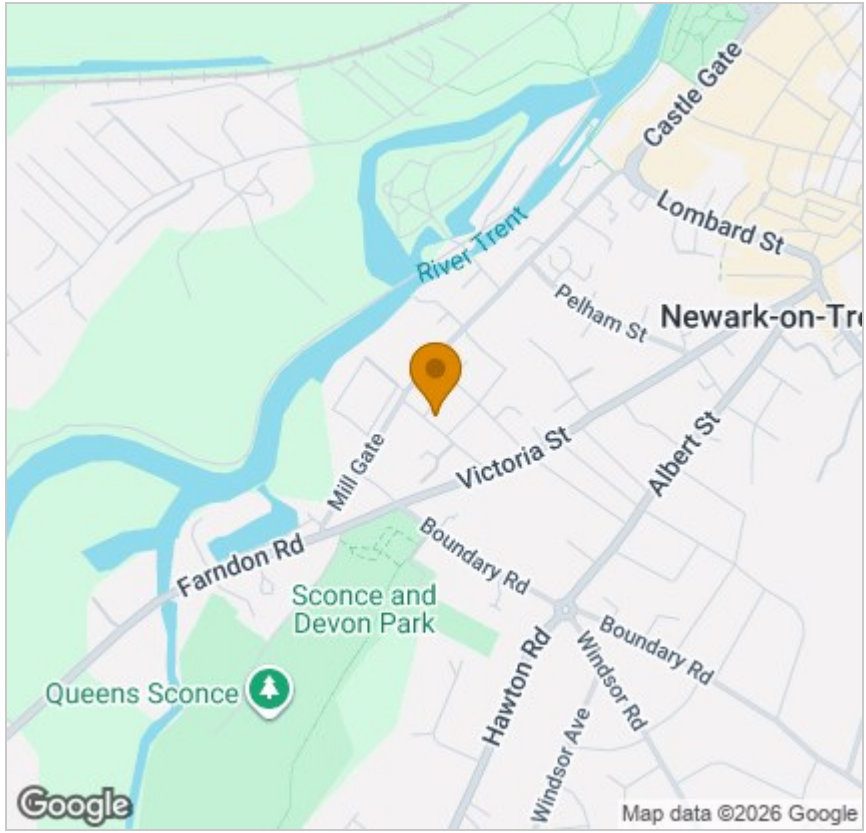
Bedroom Two
11'9 x 6'8 (3.58m x 2.03m)

Bathroom
8'11 x 5'4 (2.72m x 1.63m)

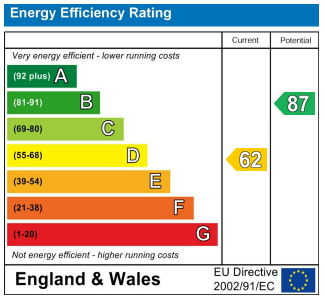
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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