

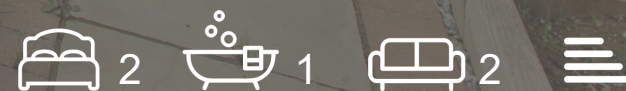


EDLIN & JARVIS
ESTATE AGENTS



9 Elizabeth Road, Newark, NG24 4NP

Guide Price £160,000





9 Elizabeth Road

Newark, NG24 4NP

- Extended Two Double Bedroom Semi Detached
- Ample Of Off Road Parking
- Good Size Rear Garden
- Popular Location
- UPVC Double Glazing
- Open Plan Kitchen Diner
- Gas Central Heating
- Utility Room
- Well Presented
- Ideal First Time Buy

EXTENDED TO CREATE A 20FT KITCHEN DINER Guide Price £160,000 to £170,000. This two double bedroom semi detached home has been recently extended and refurbished by the current owners to create a fabulous open plan L-shaped kitchen diner which has become the hub of the home. The accommodation comprises an entrance hall, lounge, kitchen diner, spacious utility room, two double bedrooms and a family bathroom. The kitchen comprises both base and wall shaker style units with a solid wood work surface incorporating a Belfast sink, wine rack, range cooker, spotlights and an integrated dishwasher. Outside the rear garden is enclosed and is mainly laid to lawn with raised flower beds, a decked seating area, a paved seating area and a garden shed. The front benefits from a driveway providing ample of off road parking.

This property is located within a popular residential area and has easy access to local amenities, local schools and good transport links to include the A1, A46 & A52. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour & 15 mins.

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Lounge	17'3 x 12'1 (5.26m x 3.68m)
Kitchen Diner	20'7 x 20'3 (6.27m x 6.17m)
Utility Room	10'5 x 8'5 (3.18m x 2.57m)
Bedroom One	11'5 x 11'1 (3.48m x 3.38m)
Bedroom Two	11'1 x 10'1 (3.38m x 3.07m)
Bathroom	8'6 x 6'1 (2.59m x 1.85m)



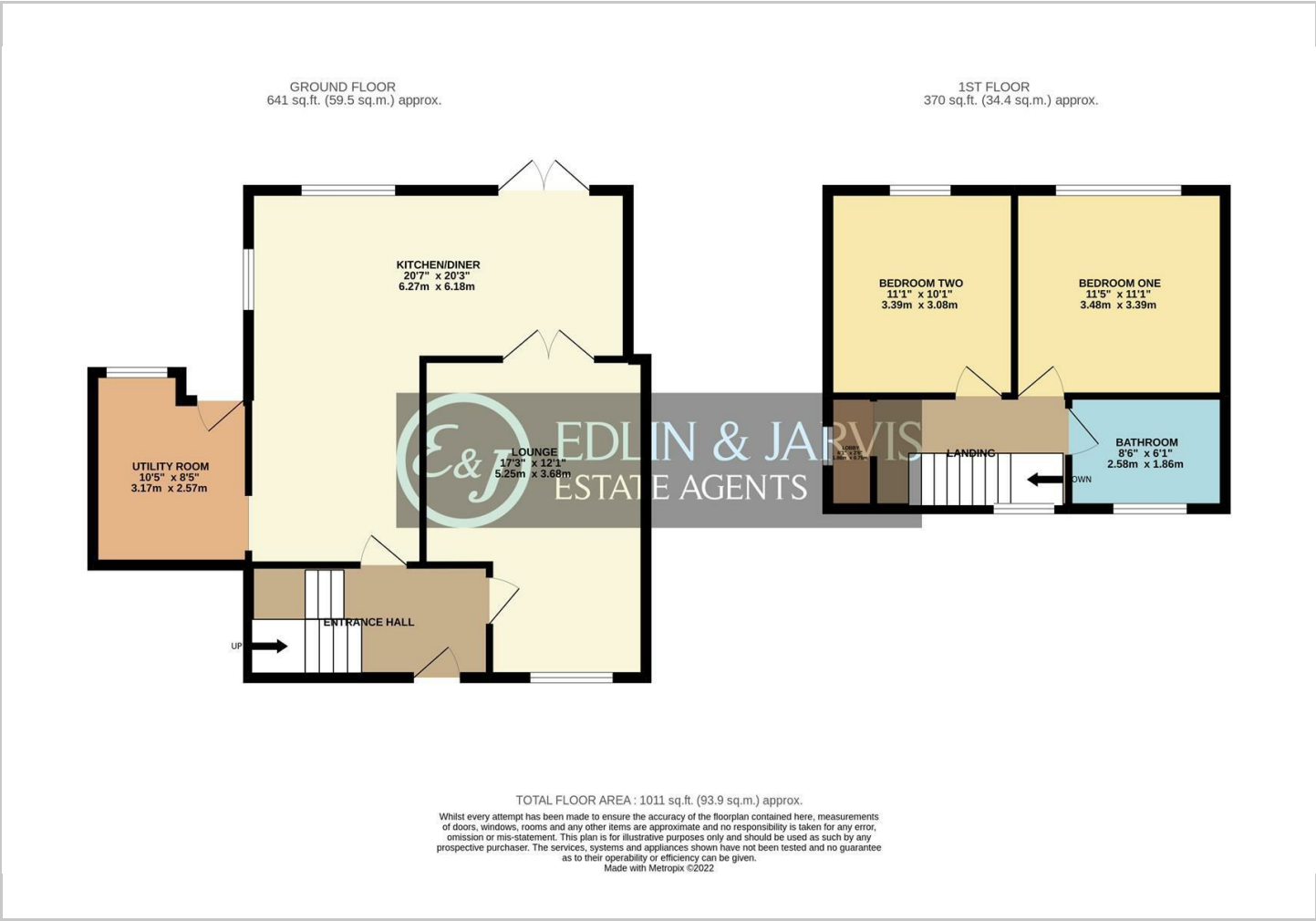


Directions





Floor Plans



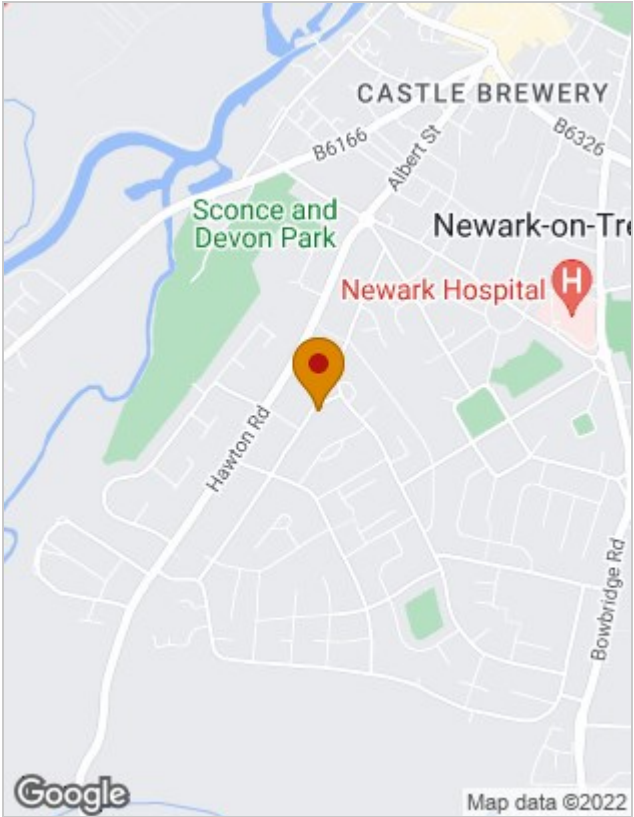
Viewing

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 www.edlinandjarvis.co.uk/

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	