



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



## 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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## Area Map



## Energy Efficiency Graph

