

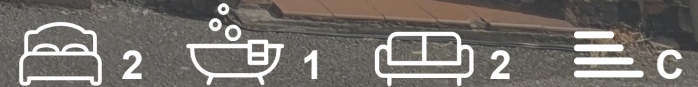


EDLIN & JARVIS  
ESTATE AGENTS

173 Barnby Gate

Newark, NG24 1RJ

Offers Over £140,000 to £150,000





## 173 Barnby Gate

Newark, NG24 1RJ

\*\*\*PERFECT FIRST TIME BUY\*\*\*

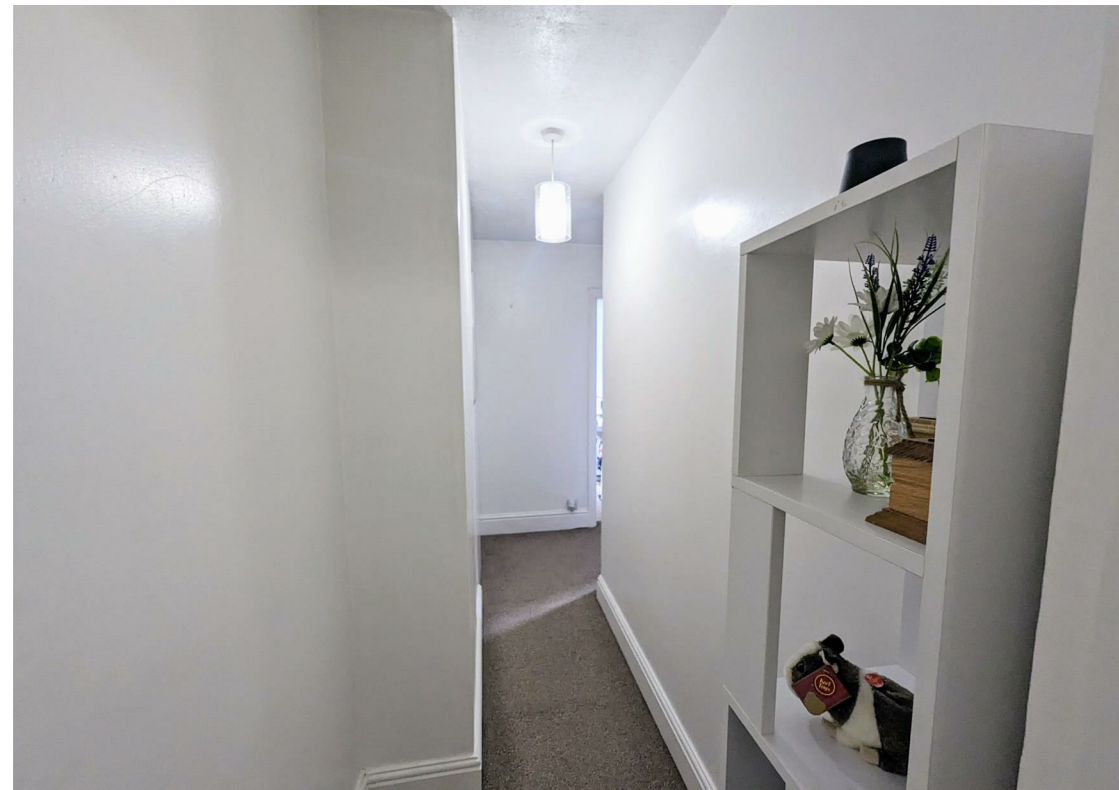
Welcome to this charming, terraced house located in the desirable area of Barnby Gate. This property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, you'll have plenty of room to unwind and recharge after a long day.

The house features a spacious bathroom, perfect for your daily routines and ensuring convenience for all residents. The traditional terraced design adds character to the property and creates a warm and inviting atmosphere.

The property benefits from gas central heating, UPVC double glazing and an enclosed rear garden which is tiered with a lawned area and a garden shed.

This property is situated in a popular location of Newark and is within walking distance to many amenities and Newark Northgate train station is less than a mile away making it a popular area for commuters, it also has good transport links to the A1, A17 and A46. 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.

**Lounge**  
15'7 x 12'2 (4.75m x 3.71m)







**Dining Room**  
12'2 x 11'7 (3.71m x 3.53m)

**Kitchen**  
12'4 x 6'9 (3.76m x 2.06m)

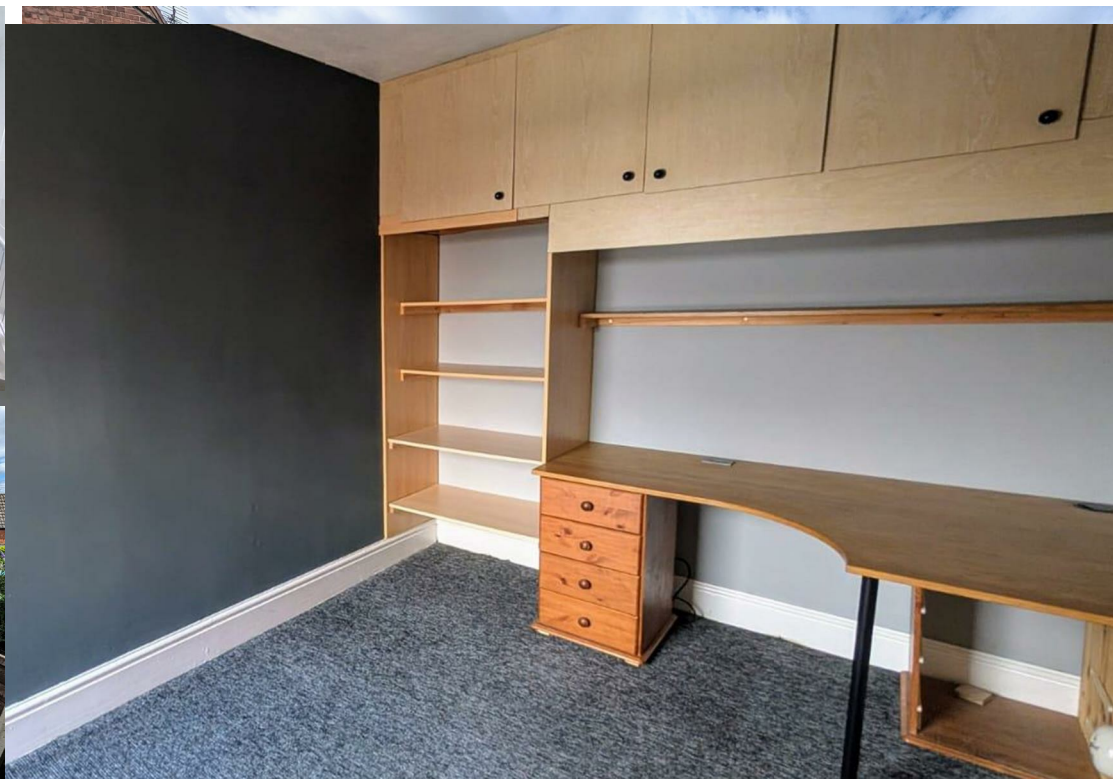
**Utility Room**  
6'9 x 5'0 (2.06m x 1.52m)

**Landing**

**Bedroom One**  
12'2 x 11'7 (3.71m x 3.53m)

**Bedroom Two**  
12'1 x 8'1 (3.68m x 2.46m)

**Bathroom**  
12'5 x 6'9 (3.78m x 2.06m)



Floor Plan



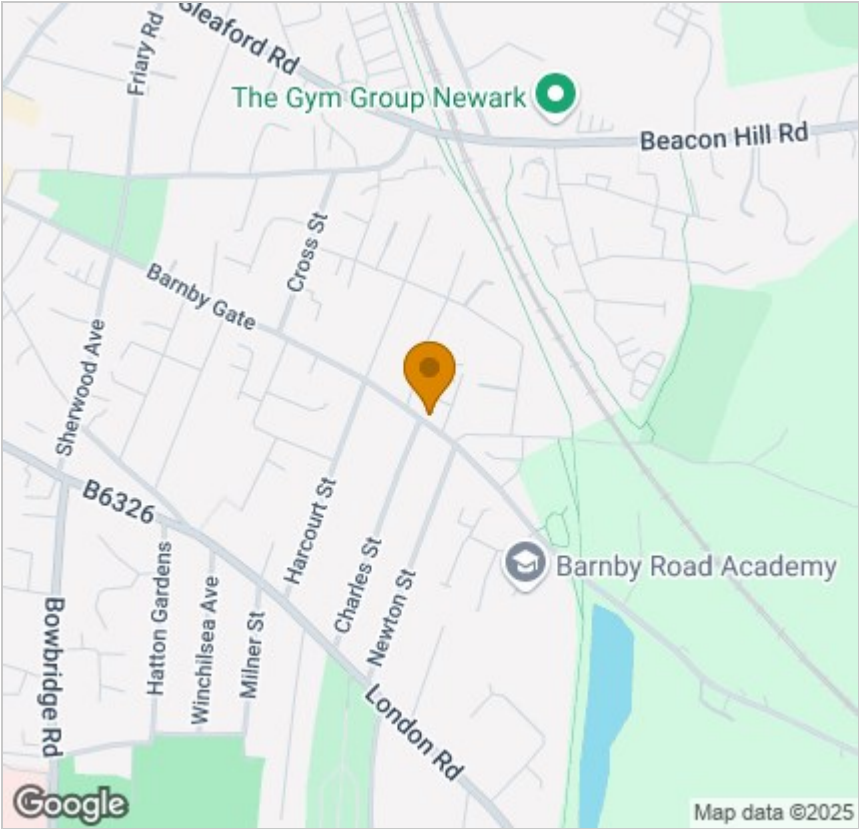
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

