



Elizabeth Road, Newark, NG24

£150,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

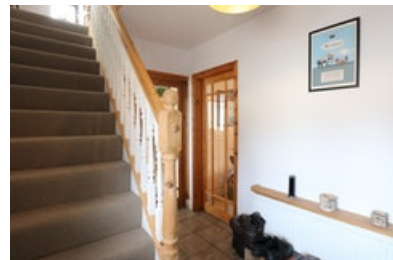
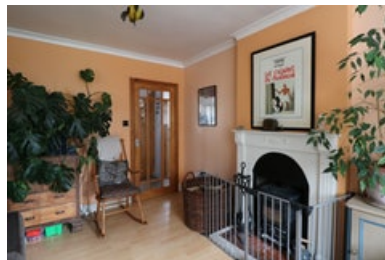
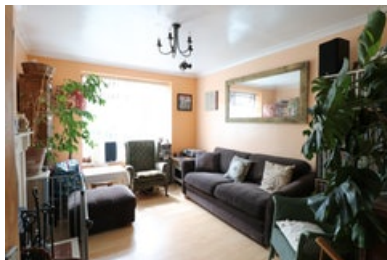
Perfect first-time buyer house HouseSimple are proud to present this tastefully renovated and charming 3 bedroom semi-detached house, located in the heart of this highly sought after area of Newark, within close proximity to local shops, amenities, Sconce Park with wide fields and p

Key features:

- Wood flooring
- Bath tub
- large garden
- new bathroom
- wood burner
- nearby park
- extension
- downstairs toilet
- wooden decking
- edge of town
- spacious open plan kitchen diner
- new carpets throughout
- private parking for two cars

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1373.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Perfect first-time buyer house

HouseSimple are proud to present this tastefully renovated and charming 3 bedroom semi-detached house, located in the heart of this highly sought after area of Newark, within close proximity to local shops, amenities, Sconce Park with wide fields and play area and good local schools.

The property boasts a reception room with a cosy log burner, fully equipped kitchen diner, large garden to the rear, newly fitted family bathroom with power shower, three well proportioned bedrooms (2 double and 1 single), a lean-to potting shed and WC, and a private driveway parking for numerous vehicles. There is the potential to have the loft converted for more space.

The house has had external insulation added in October 2013.

Located within minutes to Newark town centre and the A46 providing access to the wider region. Viewings highly recommended!

Downstairs

Entry hall:

spacious area for shoe rack and coat stand, umbrella stand and little table for telephone etc.

Reception room / sitting room:

cosy spacious quiet room with log burner, view to large garden with morning sun

Kitchen / dining area:

spacious fully equipped kitchen with built-in dishwasher and fridge, open plan dining area and view to large garden with morning sun. Access to wooden decking outside through lockable sliding door.

extension / lean-on potting shed / workshop

downstairs additional WC in extension

two storage rooms in extension

Upstairs (new carpets throughout, fitted in 2018/19)

Carpeted stairs to upstairs with wooden bannister

Family bathroom:

3 piece white suit (sink, toilet and bathtub) with power shower; radiator/towel heater. Newly fitted in January 2018.

Master bedroom (double):

Built in 4-door wardrobe, built in chest of drawers / bed-side tables on either side of bed, another built-in two-door wardrobe, quiet location to large rear garden with morning sun.

Bedroom 2 (double):

Spacious double bedroom with two built-in wardrobes, quiet location to large rear garden with morning sun.

Bedroom 3 (single):

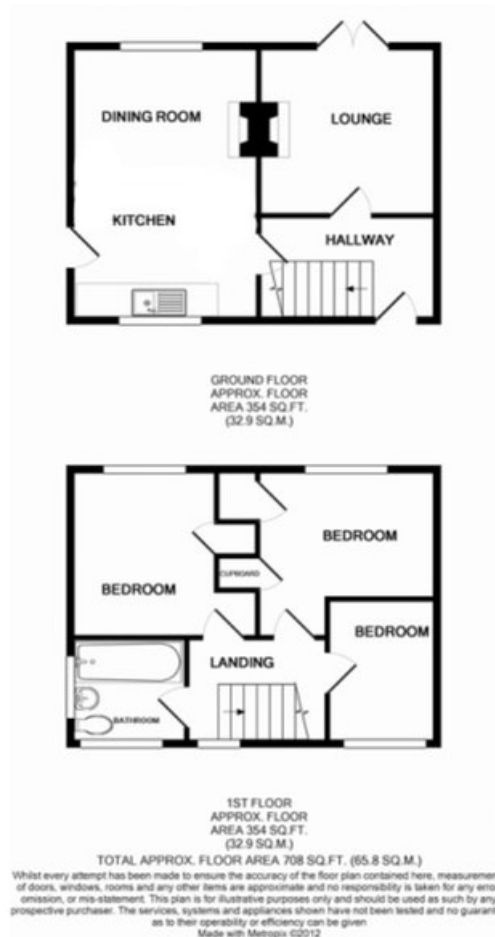
spacious single bedroom with built-in hip high cupboard over the cutting from the stairs for extra space / practicality. Evening sun is reaching this room.

Outside

East facing garden, sun is reaching the wooden decking (accessible from dining area / kitchen) from early morning until about 3pm in summer and longer at the rear of the garden (summer house or pergola can be set up there).

Long rear garden with slabs, grass and vegetable patches which can be planted with a variety of crops, plus a strawberries patch, a plum tree, two apple trees and a rowan tree. 2 water collectors, 2 composting bins, 2 storage sheds and a tool shed. Low maintenance shrubs along the fence.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

57, Elizabeth Road, NEWARK, NG24 4NR

Dwelling type: Semi-detached house	Reference number: 8707-7010-7429-0497-8613
Date of assessment: 19 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 June 2019	Total floor area: 82 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,932
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 309 over 3 years </div>
Heating	£ 1,296 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 297 over 3 years	£ 216 over 3 years	
Totals	£ 1,932	£ 1,623	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
<div style="font-size: x-x-small;"> 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 </div>	72	87	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
2 Low energy lighting for all fixed outlets	£35	£ 123
3 Solar water heating	£4,000 - £6,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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