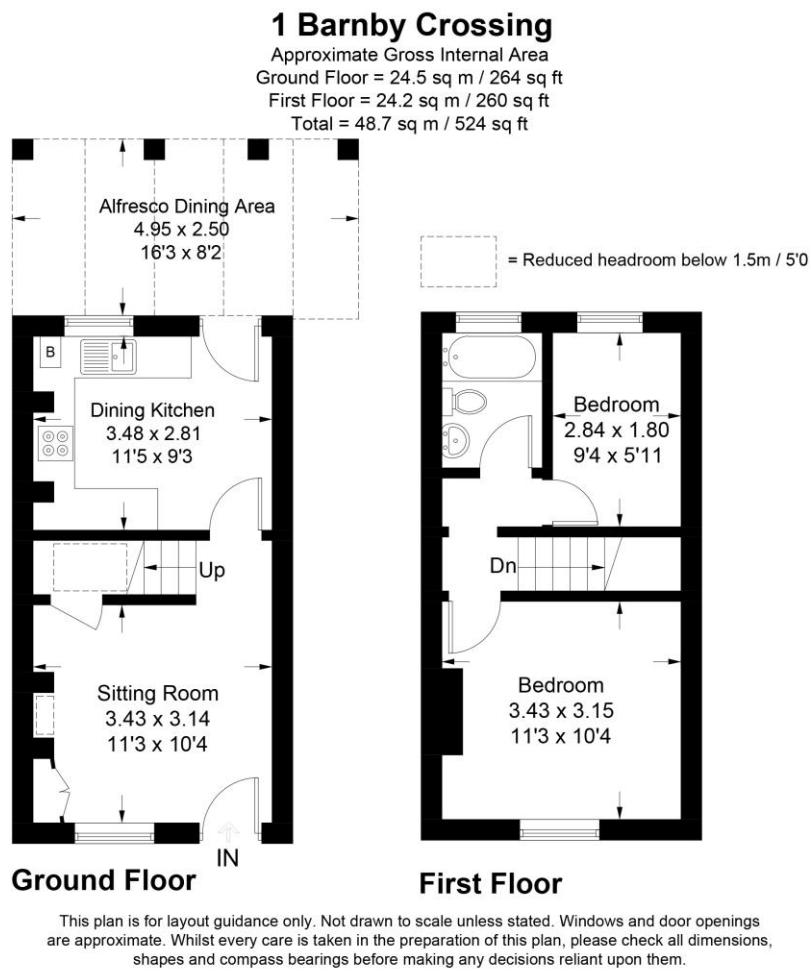


Barnby Crossing, Newark, Nottinghamshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



1 Barnby Crossing, Newark, Nottinghamshire, NG24

Asking Price £165,000 Freehold

Two-bedroom end terrace with open views to front and rear.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





## DESCRIPTION

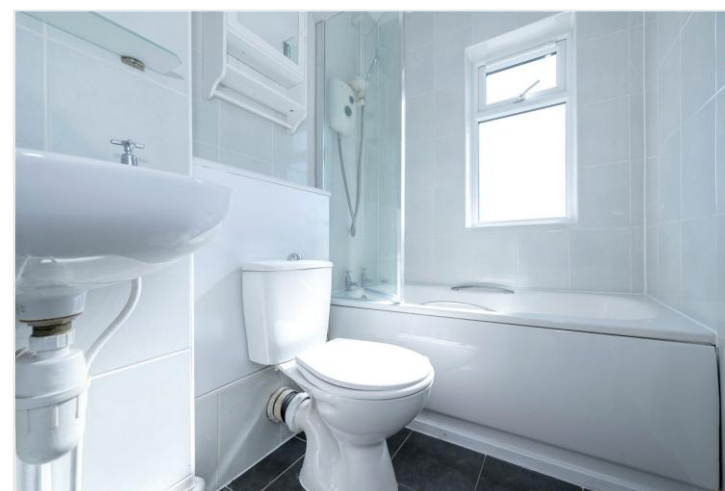
Winkworth are delighted to bring to the market this well presented two bedroom cottage conveniently situated close to Newark and Balderton amenities. The property benefits from open field views to the front and rear. It is available with no onward chain.

The accommodation comprises a sitting room, dining kitchen, two bedrooms, bathroom, enclosed rear garden and off street parking.

The property is conveniently located for Northgate railway station with regular services to London Kings Cross. Castle Gate railway station with regular services to Newark and Lincoln and the historic town of Newark on Trent is located on the A46, A17 and A1 junctions.

Early viewing is highly recommended.

EPC - D



## ACCOMMODATION

**Sitting Room** - 11'3" x 10'4" (3.43m x 3.15m) with front aspect window, storage cupboard and radiator.

**Dining Kitchen** - 11'5" x 9'3" (3.48m x 2.82m) with rear aspect window, rear aspect stable door leading to the garden, a range of fitted wall and base cabinets, electric oven, electric hob, extractor fan, 1.5 sink and draining board and tiled flooring.

**Bedroom 1** - 11'3" x 10'4" (3.43m x 3.15m) with front aspect window, storage cupboard and radiator.

**Bedroom 2** - 9'4" x 5'11" (2.84m x 1.8m) with rear aspect window and radiator.

**Bathroom** - with rear aspect window, low level WC, wash hand basin, panel bath with shower above and shower screen, radiator and tiled flooring.

**Outside** - with off street parking to the front, covered decking area to the rear, lawn, sectioned area suitable for a vegetable plot and side gate to the front.