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ESTATE AGENTS  
FOR SALE  
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28 Crown Street  
Newark, NG24 4UY

Guide Price £250,000 to £270,000

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## 28 Crown Street

Newark, NG24 4UY

\*\*\*TOWN CENTRE LOCATION\*\*\*  
Guide Price £250,000 to £260,000. This three double bedroom four storey townhouse is well presented and has easy access to local amenities. The basement comprises an open plan living kitchen dining area with French doors to the rear, utility room and WC. The lounge and dining room/office is on the ground floor. There are two double bedrooms and a family bathroom to the first floor and a double bedroom to the second floor. The property benefits from gas central heating and new UPVC double glazing and boiler. Outside the rear garden is enclosed and has a paved seating area and artificial lawn.

This property is located within walking distance to Newark town where you will find lots of amenities, has easy access to local schools to include the Holy Trinity Catholic Primary School and has easy access to good transport links to include the A46, A52, A17 and the A1. Sconce Park is approximately half a mile away where you can enjoy countryside walks. 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

12'2 x 11'5 (3.71m x 3.48m)

### Dining Room

12'11 x 9'4 (3.94m x 2.84m)







**Kitchen**  
12'2 x 10'8 (3.71m x 3.25m)

**Dining Area**  
14'10 x 12'11 (4.52m x 3.94m)

**Bedroom One**  
12'11 x 9'4 (3.94m x 2.84m)

**Bedroom Two**  
12'2 x 9'4 (3.71m x 2.84m)

**Bathroom**  
9'2 x 5'6 (2.79m x 1.68m)

**Bedroom Three**  
14'10 x 11'0 (4.52m x 3.35m )





## 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 firm's 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

