



6 Grange Road
Newark, Nottinghamshire, NG24 4LE

Guide Price
£135,000

2 Bedroom Semi-Detached House

- Freehold
- Modern Method of Auction – T & C's apply
- Reservation Fee Payable
- No onward chain, Potential for improvement
- Adapted for disabled living with LIFT
- 2 double bedrooms & wet room
- Large lounge & kitchen
- Gas central heating & double glazing
- Gardens front & rear, Established residential area
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 6 Grange Road, Newark, Nottinghamshire, NG24 4LE](#)



Overview

For Sale by the Modern Method of Auction - T & Cs apply

ADAPTED FOR DISABLED LIVING WITH THE ADDITION OF A LIFT is this deceptively spacious home with accommodation extending to some 934sqft with gas fired central heating and double glazing. It is located in an established residential area. The property is offered for sale with no onward chain and offers potential for improvement.

The accommodation includes entrance hall, large 19ft kitchen, large 19ft lounge within which is the lift, spacious first floor landing within which is the lift, two generous double bedrooms and wet room.

Outside are gardens to front and rear.

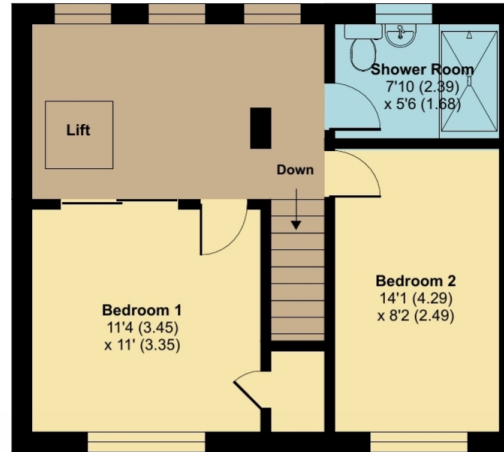




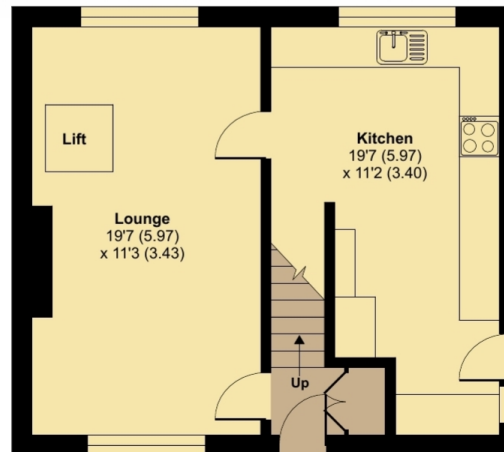
Grange Road, Newark, NG24

Approximate Area = 934 sq ft / 86.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1393529



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

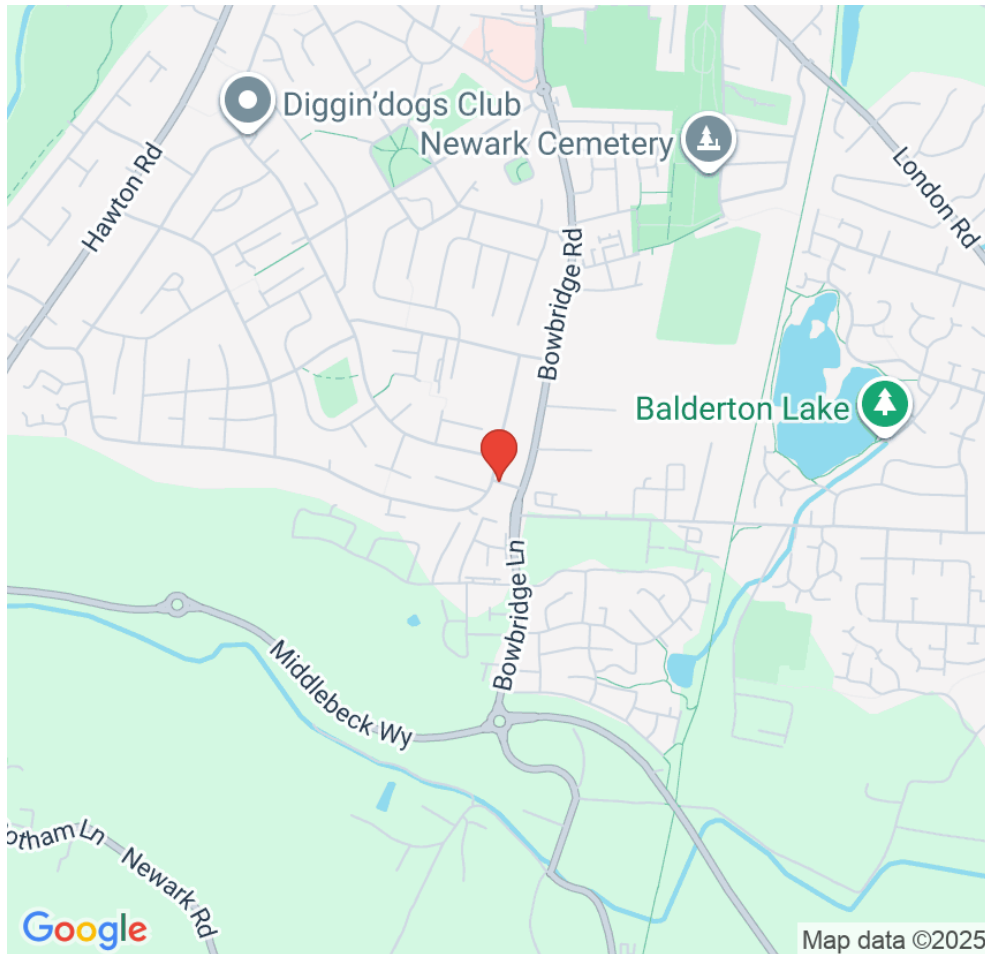
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge 5.97 x 3.43m

Location



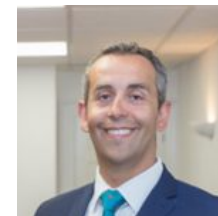
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Ahmed Jilil
Financial Services Director

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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6 Grange Road, Newark
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333