



Victoria Street,
Newark, Nottinghamshire, NG24 4UU
£315,000 Freehold



NO CHAIN. A fine, prestigious and sizable period town house situated just a short walk from Newark's town centre. This beautiful property with a wealth of character features has spacious versatile accommodation set over four floors comprising of an entrance & hallway, inner hallway with a flagstone floor and period staircase rising to the first floor and descending to the property's basement rooms. To the ground floor you have a spacious lounge and separate sitting room with utility room off, giving access to the rear garden. To the basement you will find a re-fitted dining kitchen, separate dining/entertaining room and ample storage. The first floor has two double bedrooms, a quality fitted shower room and landing with stairs rising to the second floor. The second floor also boasts two double bedrooms and a shower room. The property benefits from gas central heating. Outside the property enjoys a low maintenance enclosed rear garden, with a rear gate providing access to Crown Street.

Entrance

7'6 x 3'2 max (2.29m x 0.97m max)

Hallway

14'10 x 3'2 (4.52m x 0.97m)

Inner Hallway

12'4 x 6'5 max (3.76m x 1.96m max)



Lounge

17'4 x 12'4 max (5.28m x 3.76m max)



Sitting Room

13' x 12' (3.96m x 3.66m)



Utility
10'3 x 5'11 (3.12m x 1.80m)



Basement Level Inner Hall
Dining Kitchen
15'9 x 10'5 max (4.80m x 3.18m max)



Dining Room
12'3 x 11'11 (3.73m x 3.63m)



First Floor Landing



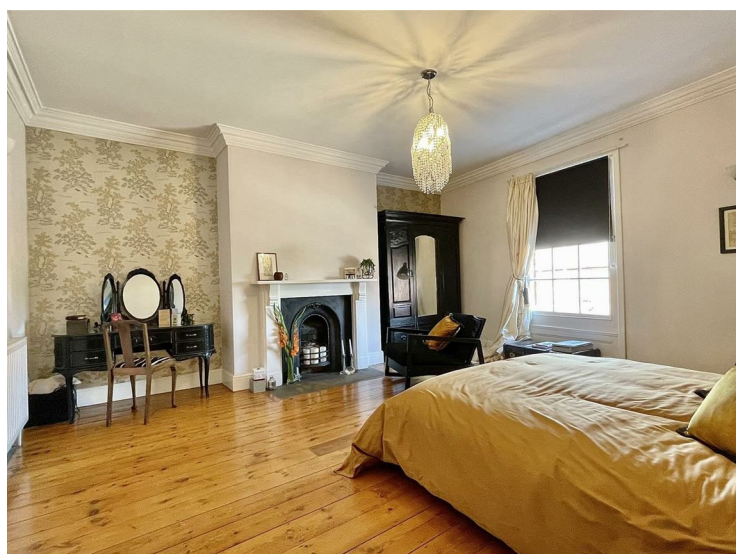
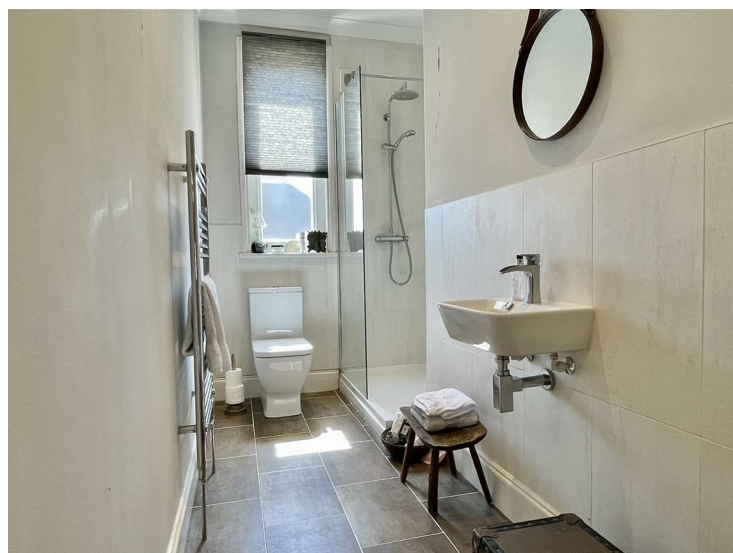
Bedroom 4
13'2 x 11'10 max (4.01m x 3.61m max)



Master Bedroom
16'3 x 15'7 max (4.95m x 4.75m max)



Shower Room
13'x 5'8 max (3.96mx 1.73m max)



Second Floor Landing

Bedroom 2

16'6 x 16'2 max (5.03m x 4.93m max)



Bedroom 3

16'2 x 13'2 (4.93m x 4.01m)



Shower Room

6'3 x 3'2 (1.91m x 0.97m)

Council Tax Band - B

INTERACTIVE PROPERTY REPORT

An Interactive Property Report for this property can be viewed on the following web portals - Rightmove, Zoopla & Newton Fallowell

The report includes a wealth of material including information on - Title Plan & Plot - Maps - House Price Statistics - Flood Risk - Media Availability - Indepth Local School Information - Transport Links - Council Tax Band - etc

Newark

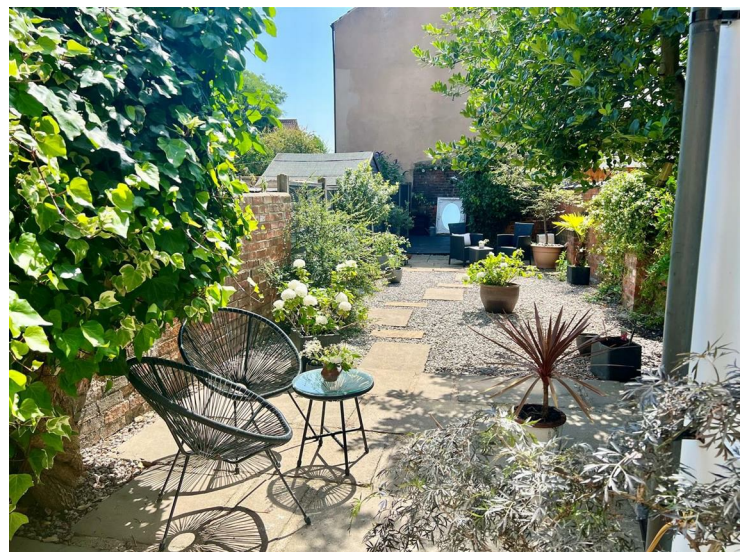
A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



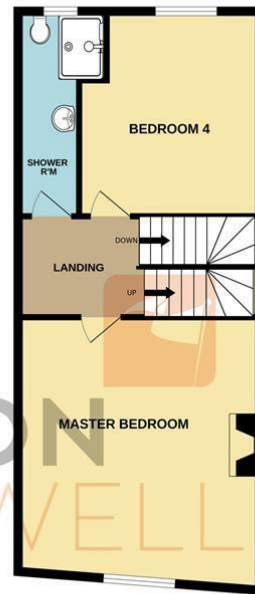
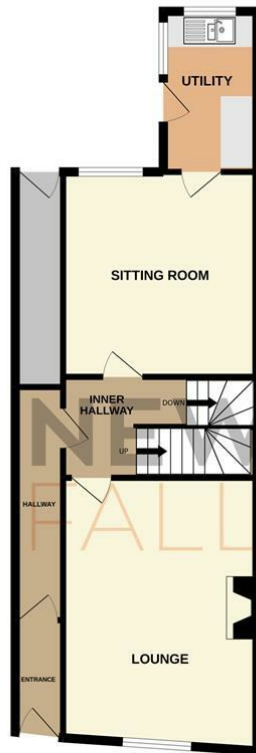
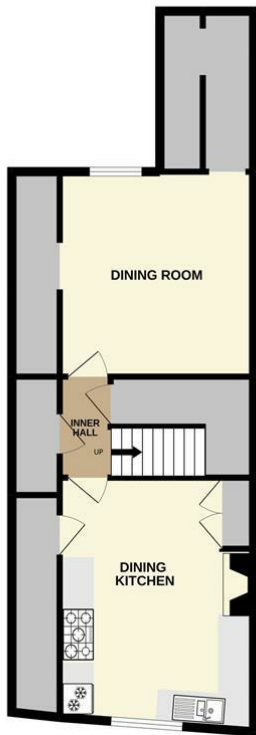


alternative provider. If you require a solicitor to handle your sale and or purchase, we can refer you via our conveyancing partner 'Move With Us'. We may receive a fee of up to £300 should you use their services. If you need help arranging finance, we can refer you to the 'Mortgage Advice Bureau' our inhouse financial advisor. We may receive a fee of £250 should you use their services. If you require a survey we can assist in organising this for you and may receive a fee of up to £30.



Referrals

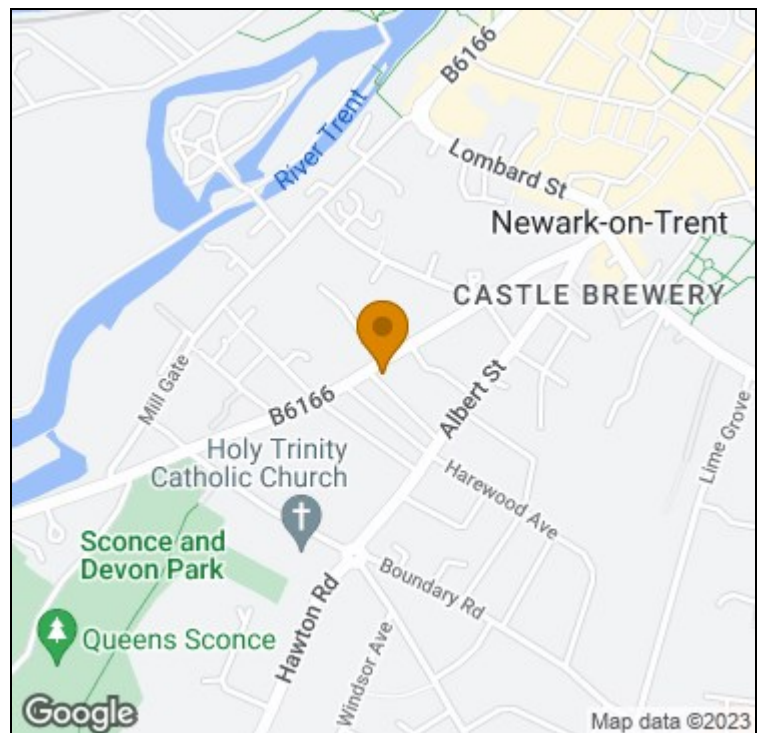
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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