



Portland Street, Newark



Asking Price £210,000

- Grade II Listed Town House
- Three Bedrooms
- First Floor Bathroom
- Cosy Lounge & Breakfast Kitchen
- Generous Cellar Room
- Resident Permit Parking
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: D



Conveniently located within a stone's throw of Newark Town Centre, in the Mill Gate Conservation Area, this Grade II listed town house offers adaptable accommodation across four floors and is full of character and charm.

The property's accommodation comprises to the ground floor: entrance hall, cosy lounge with slate floor and feature fireplace housing a wood burning stove, and a kitchen that has a breakfast bar, integrated dishwasher, fridge/freezer and range cooker. Stairs lead down to an extremely useful vaulted cellar room that has ample storage. The first floor has a large four piece family bathroom suite and a generous double bedroom with built in wardrobes. The second floor has two further bedrooms.

Outside, this home enjoys a variety of outbuildings that include a utility room, and two stores, all of which having power and water connected. A neighbouring property has access across the rear garden, where this home then has a gate opening to a private low maintenance garden that is predominantly gravelled but also benefits from an area with artificial turf. Other features of this home include resident permit parking to the front of the property, gas central heating and either sash or Yorkshire sliding windows, with the front aspect also secondary glazed.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 1.19m x 0.89m (3'11 x 2'11)

Hallway 3.35m x 0.91m (11'0 x 3'0)

Lounge 3.3m x 3.61m (10'10 x 11'10)
maximum measurements

Breakfast Kitchen 3.66m x 2.72m (12'0 x 8'11)

Cellar 4.19m x 3.35m (13'9 x 11'0)
maximum measurements

First Floor Landing

Bedroom One 4.06m x 3.61m (13'4 x 11'10)
maximum measurements

Bathroom 2.69m x 2.82m (8'10 x 9'3)

Second Floor Landing

Bedroom Two 4.7m x 2.49m (15'5 x 8'2)
maximum measurements

Bedroom Three 3.84m x 2.36m (12'7 x 7'9)
maximum measurements

Outbuildings

Utility 2.13m x 1.83m (7'0 x 6'0)

Store One 1.04m x 1.63m (3'5 x 5'4)

Store Two 3.15m x 1.04m (10'4 x 3'5)

Agent's Note - Access

One neighbouring property has access across the rear garden to the side passageway.

Services

Mains gas, electricity, water and drainage are connected.





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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 are taken internally and cannot be assumed 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.

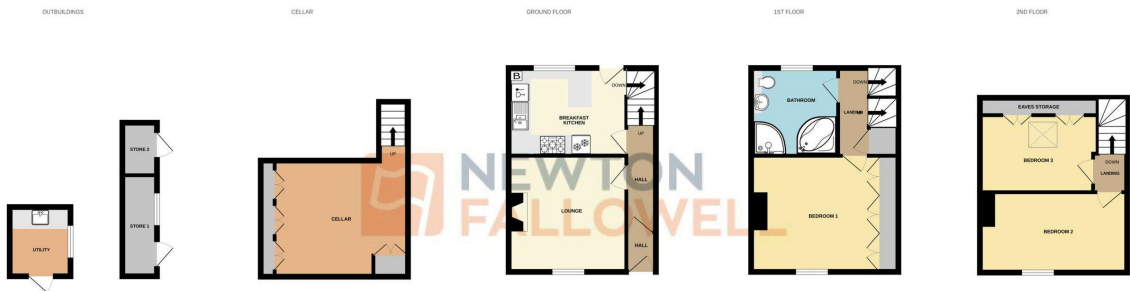
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

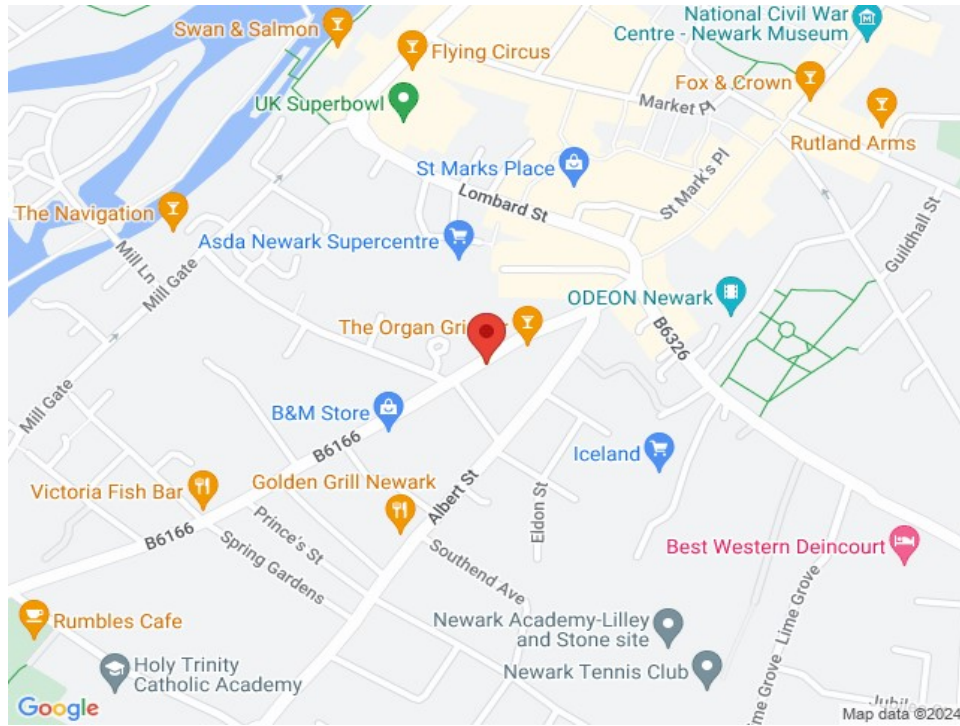
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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