



Wellington Road, Newark



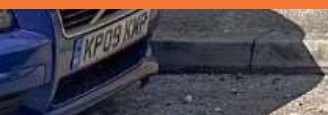
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2



3



Guide Price £375,000 to £400,000



Key Features

- Four Storey Period Home
- Five Double Bedrooms
- Three Sizeable Reception Rooms & Balcony
- Open Plan Living/Dining Kitchen
- Cellar Rooms & Single Garage
- Ensuite, Bathroom & G/F WC
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN. Enjoying a delightful prominent town centre location, this beautiful four storey period home falls within a conservation area and is conveniently located within comfortable walking distance into the Town Centre, as well as a host of excellent local amenities on-hand, including both train stations.

Offering superb versatility, this substantial home presents a wealth of character features throughout and boasts spacious accommodation suiting a variety of purposes. The property's accommodation comprises to the ground floor: storm porch, L-shaped entrance hallway with stairs to the useful cellar rooms and first floor, WC, large bay fronted lounge, formal dining room with doors opening to the rear garden, and a gorgeous open plan living/dining kitchen. This room benefits from under floor heating, has bi-folding doors opening to the rear garden, a range of built in storage facilities and Silestone quartz work surfaces with a variety of appliances to include a four ring induction hob, separate two ring gas hob, electric oven, warming drawer, integrated fridge and dishwasher. The first floor enjoys a spacious landing with storage cupboard, modern family bathroom suite, master bedroom with ensuite bathroom, further double bedroom, and bedroom five that currently acts as a home office whilst providing access to a conservatory and a marvellous balcony. The second floor has an equally spacious landing with large storage cupboard and two double bedrooms.

Outside, the property benefits from a mature rear garden with a paved seating area and a variety of

shrubs/plants to borders. The front aspect offers residents permit parking and access to a single garage that is located in a block, within close proximity to the property. Further benefits of this wonderful period home include a range of characterful features and gas central heating.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 7'5" x 14'0" (2.3m x 4.3m)

Ground Floor WC 3'4" x 9'7" (1m x 2.9m)

Lounge 13'11" x 18'2" (4.2m x 5.5m)
maximum measurements

Dining Room 14'0" x 14'11" (4.3m x 4.5m)

Kitchen 12'0" x 15'11" (3.7m x 4.9m)
maximum measurements

Dining/Sitting Area 11'2" x 16'7" (3.4m x 5.1m)
maximum measurements

First Floor Landing

Master Bedroom 12'11" x 14'11" (3.9m x 4.5m)

Ensuite Bathroom 4'4" x 12'3" (1.3m x 3.7m)





Bedroom Two 14'5" x 14'11" (4.4m x 4.5m)

Bathroom 6'9" x 8'1" (2.1m x 2.5m)

Bedroom Five/Home Office 8'6" x 11'11" (2.6m x 3.6m)
maximum measurements

Conservatory 9'4" x 11'4" (2.8m x 3.5m)

Balcony 6'10" x 11'11" (2.1m x 3.6m)

Second Floor Landing

Bedroom Three 14'6" x 17'10" (4.4m x 5.4m)

Bedroom Four 13'10" x 17'10" (4.2m x 5.4m)

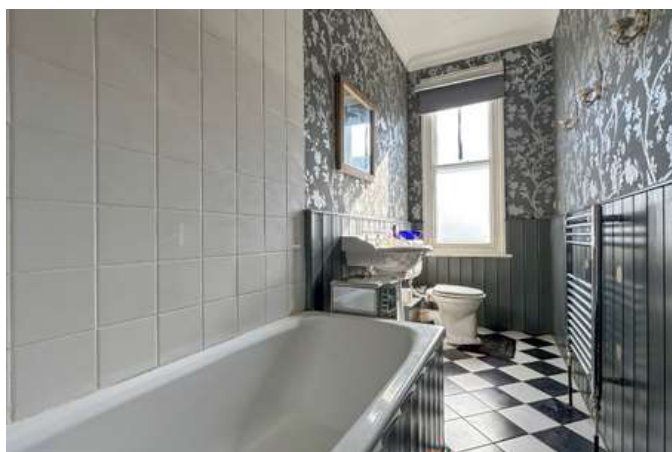
Cellar Room 1 13'8" x 15'0" (4.2m x 4.6m)

Cellar Room 2 4'0" x 13'11" (1.2m x 4.2m)

Cellar Room 3 3'7" x 23'0" (1.1m x 7m)

Services & Windows

Mains gas, electricity, water and drainage are connected. The property has a combination of single and double wooden glazing, with the conservatory being UPVC.



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 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 chose to arrange a survey through them. For more information, please call the office.



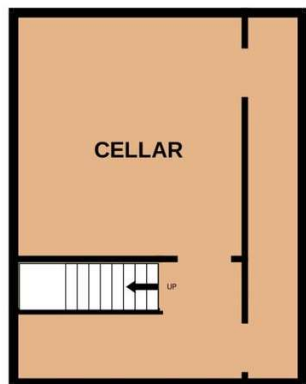


GROUND FLOOR

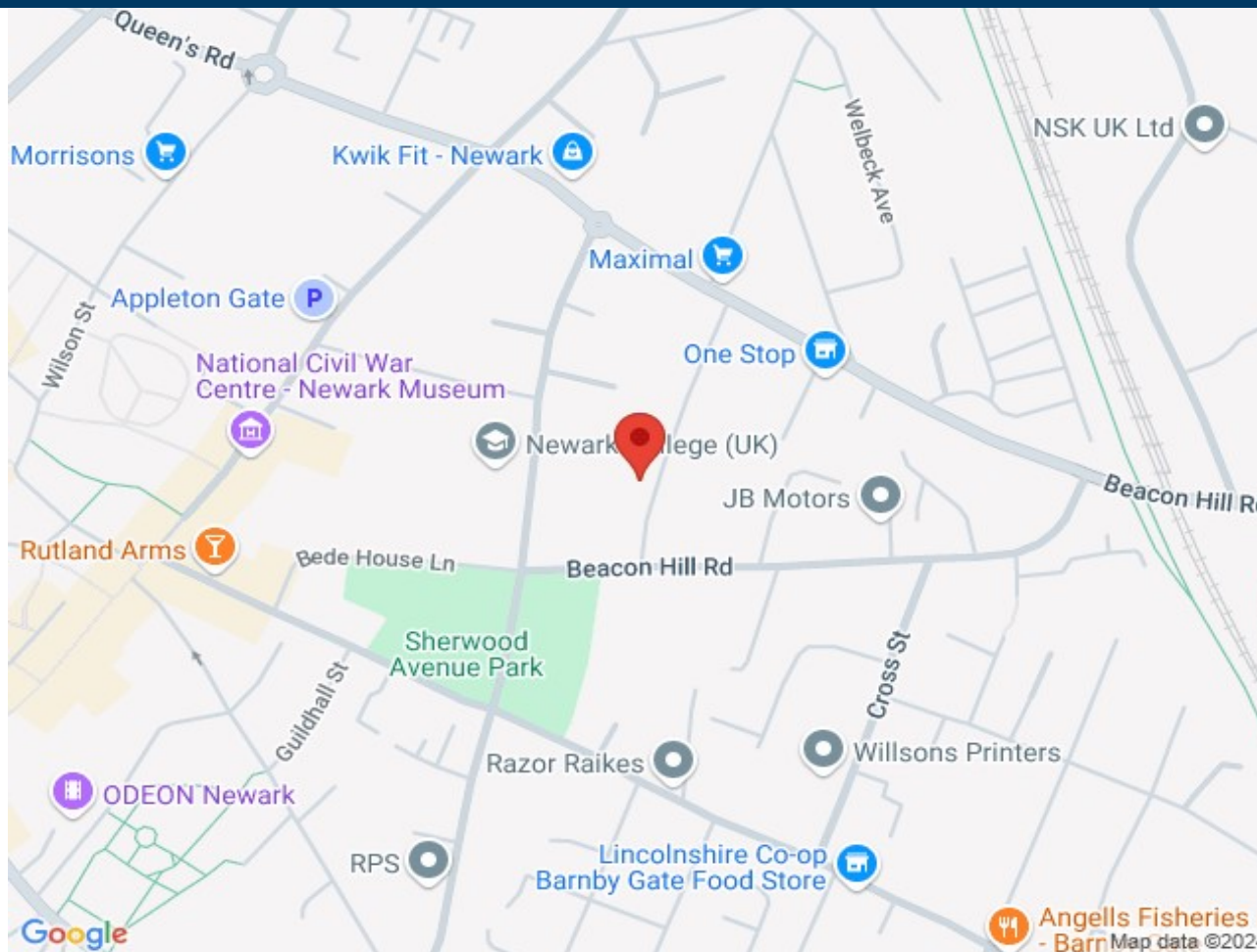
1ST FLOOR

2ND FLOOR

CELLAR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

