



Wheatsheaf Avenue, Newark



4



2



3

Asking Price £260,000



Key Features

- Extended Detached Family Home
- Three/Four Bedrooms
- Three/Four Reception Rooms
- Modern Kitchen & Utility Room
- Ensuite, Bathroom & G/F WC
- Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN. Ideally located with ease of access onto the A1 and A46, as well as the host of amenities Newark Town Centre has to offer, this well presented detached home has been EXTENDED and offers flexible accommodation suiting a variety of needs, with ample living space to the ground floor.

The property's accommodation comprises to the ground floor: entrance porch, hallway, lounge with opening to a dining area, conservatory, modern kitchen that has a useful pantry cupboard, underfloor heating, as well as appliances to include a five ring gas hob, electric oven and space for an American style fridge/freezer. The underfloor heating continues through to the utility room, WC and a further reception room that could also be utilised as the fourth bedroom. The first floor boasts a modern family bathroom, and three well-proportioned bedrooms, all of which having a form of fitted wardrobes, and the main bedroom also having an ensuite shower room.

Externally, the property is approached with a double width tarmac driveway providing off street parking whilst giving access to a single garage with electric door. The rear garden represents a blank canvas with the garden predominantly laid to lawn and also has a generous garden shed. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Porch 4'5" x 4'10" (1.3m x 1.5m)

Entrance Hall 3'2" x 4'1" (1m x 1.2m)

Lounge 10'4" x 13'3" (3.1m x 4m)
maximum measurements

Dining Room 7'6" x 9'4" (2.3m x 2.8m)

Conservatory 7'11" x 10'11" (2.4m x 3.3m)

Kitchen 9'2" x 14'7" (2.8m x 4.4m)
maximum measurements

Utility Room 7'10" x 9'0" (2.4m x 2.7m)
maximum measurements

Ground Floor WC 4'1" x 4'6" (1.2m x 1.4m)

Bedroom Four/Reception Room 7'11" x 12'1" (2.4m x 3.7m)

First Floor Landing

Bedroom One 8'8" x 12'11" (2.6m x 3.9m)

Ensuite Shower Room 8'0" x 8'8" (2.4m x 2.6m)
maximum measurements

Bedroom Two 9'0" x 13'5" (2.7m x 4.1m)
maximum measurements

Bedroom Three 7'4" x 9'8" (2.2m x 2.9m)
maximum measurements



Bathroom 5'6" x 6'6" (1.7m x 2m)

Single Garage 8'6" x 16'8" (2.6m x 5.1m)
maximum measurements

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 - 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.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



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.

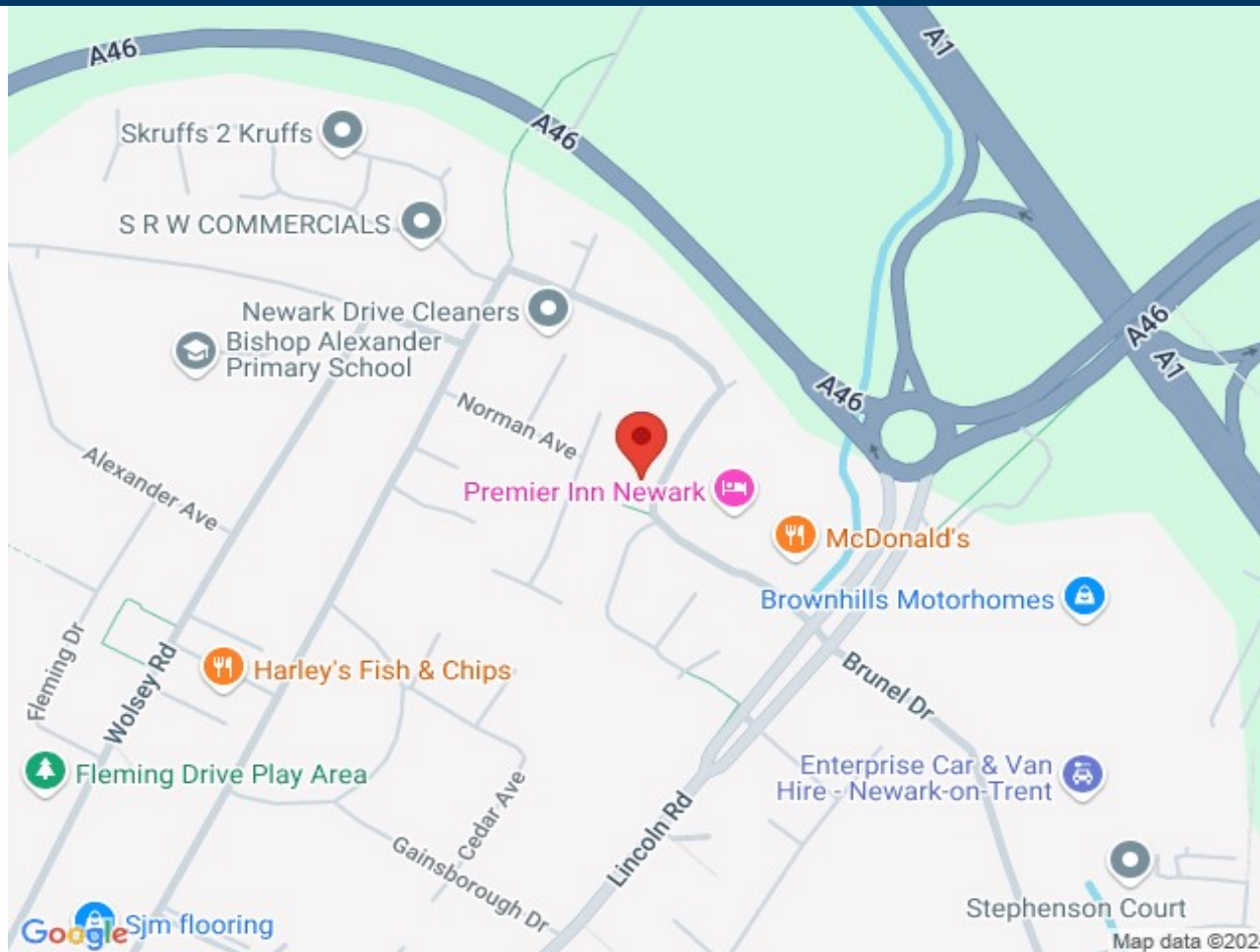


GROUND FLOOR



1ST FLOOR





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

