



Salisbury Road, Newark



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Asking Price £270,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Bay Fronted Lounge & Sitting Room
- Quality Kitchen & Dining Area
- Luxurious Bathroom & G/F WC
- Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Conveniently situated within close proximity to Newark Town Centre, this delightful 'Vickers' style semi detached home has been impeccably maintained by the current owners, and boasts wonderful kerb-appeal, as well as representing a home ready to move straight into.

The property's spacious accommodation comprises to the ground floor: entrance porch, inviting entrance hallway, bay fronted lounge with feature fireplace, sitting room with French doors opening to the rear garden, dining area with access to a WC and an opening to a wonderful kitchen space that has a Nef five ring gas hob and electric fan assisted oven, Belfast sink, and space for an American style fridge/freezer. The first floor boasts a luxurious four piece bathroom suite and three bedrooms, one of which having a bay window and two others having fitted wardrobes.

Outside, the property is approached with a driveway providing off street parking, that has gated access down the side of the property leading to the garage. The rear garden has a generous lawned area, decked seating area and low maintenance borders. Other features include gas central heating and majority UPVC double glazed windows.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 2'2" x 5'6" (0.7m x 1.7m)

Entrance Hall 7'5" x 13'9" (2.3m x 4.2m)
maximum measurements

Lounge 11'1" x 14'5" (3.4m x 4.4m)
maximum measurements into bay window

Sitting Room 11'5" x 13'2" (3.5m x 4m)

Dining Area 7'0" x 9'8" (2.1m x 2.9m)

Kitchen 7'2" x 12'4" (2.2m x 3.8m)

Ground Floor WC 3'9" x 5'6" (1.1m x 1.7m)
maximum measurements

First Floor Landing

Bedroom One 11'6" x 13'3" (3.5m x 4m)
maximum measurements into wardrobes

Bedroom Two 11'1" x 14'5" (3.4m x 4.4m)
maximum measurements into bay window

Bedroom Three 7'3" x 8'8" (2.2m x 2.6m)
maximum measurements

Bathroom 6'11" x 9'3" (2.1m x 2.8m)

Garage 9'5" x 25'7" (2.9m x 7.8m)



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.

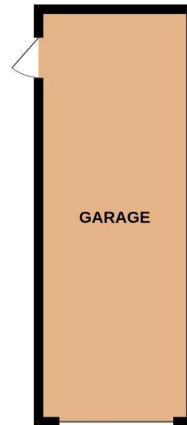
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.



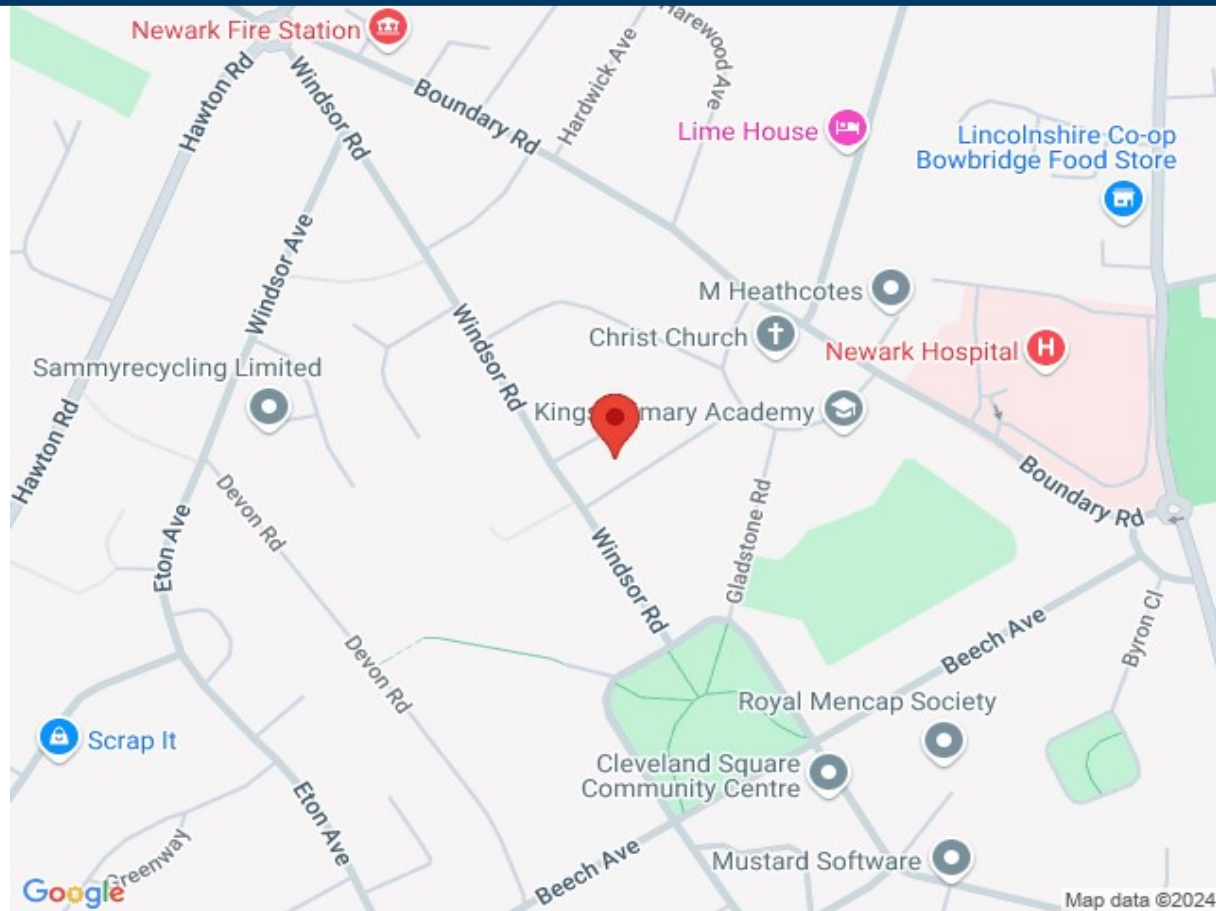
GROUND FLOOR



NEWTON
FALLOWELL

1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

