



Salisbury Road, Newark



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Guide Price £300,000 to £325,000



Key Features

- Extended Semi Detached Home
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Two Reception Rooms & Kitchen
- Enclosed Rear Garden
- Garage & Driveway
- Council Tax Band: C
- EPC Rating: tbc
- Tenure: Freehold





Enjoying a convenient position within close proximity of Newark town centre, this EXTENDED semi detached home represents a delightful blank canvas, and would make a superb family home. The property still offers further potential with a loft space that has already been converted and allows a buyer to make their own mark.

The property's accommodation comprises to the ground floor: entrance hallway, bay fronted lounge with feature wood burning stove, opening to a kitchen that has French doors to the rear garden, useful under stairs storage cupboard as well as a four-ring electric hob and electric oven. An inner lobby off the kitchen gives access to a W/C and a separate dining/sitting room which again has French doors to the rear garden, and a door to the integral garage which has an electric roller door, utility space and central heating connected making this an incredibly versatile space. The first floor benefits from a large family bathroom suite, and four DOUBLE bedrooms, with the main bedroom having a quality ensuite shower room.

Outside, this home is approached with a gravelled driveway providing off street parking, and a side gate that opens through to the rear garden. The rear garden is relatively low maintenance with the garden predominantly laid to lawn. The garden also has a timber shed, gravelled and paved areas, and low maintenance borders. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 5'5" x 5'0" (1.7m x 1.5m)

Ground Floor W/C 5'1" x 2'11" (1.5m x 0.9m)

Lounge 16'4" x 13'10" (5m x 4.2m)
maximum measurements

Dining Room 10'3" x 9'2" (3.1m x 2.8m)
maximum measurements

Kitchen 13'10" x 12'2" (4.2m x 3.7m)

First Floor Landing

Bedroom One 14'3" x 13'9" (4.3m x 4.2m)
maximum measurements

Ensuite 6'6" x 6'2" (2m x 1.9m)

Bedroom Two 15'3" x 10'3" (4.6m x 3.1m)
maximum measurements

Bedroom Three 12'2" x 9'2" (3.7m x 2.8m)

Bedroom Four 10'3" x 10'2" (3.1m x 3.1m)
maximum measurements

Bathroom 8'7" x 7'10" (2.6m x 2.4m)

Integral Garage 14'7" x 10'3" (4.4m x 3.1m)





Loft 20'9" x 12'9" (6.3m x 3.9m)
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.





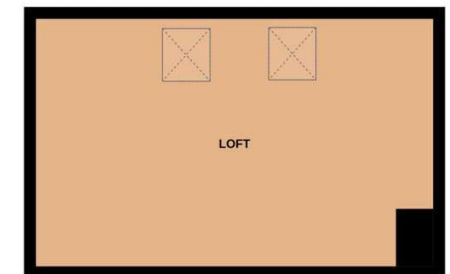
GROUND FLOOR



1ST FLOOR



LOFT



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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