



Philip Road, Newark



Guide Price £170,000 to £175,000



Key Features

- Semi Detached Home
- Two Double Bedrooms
- Quality Family Bathroom
- Bay Fronted Lounge
- Dining Room & Kitchen
- Garage & Driveway
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold

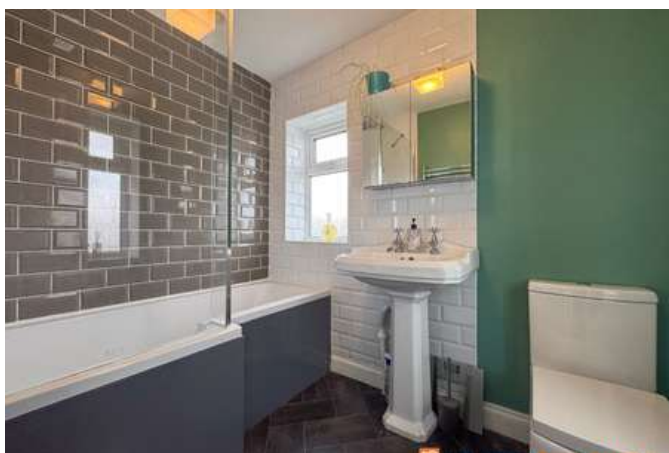




Having been tastefully modernised throughout by the current owners, this well presented semi-detached home would make an ideal first home. With the property formerly being three bedrooms, the property now boasts two large bedrooms with the added benefit of a garage and driveway.

The property's accommodation comprises to the ground floor: entrance hall, kitchen with under stairs storage cupboard, four ring electric hob and electric oven, dining room with sliding doors to the rear garden and an opening through to a generous bay fronted lounge. The first floor has a modernised family bathroom suite, and two double bedrooms, one of which has a bay window.

Outside, the property enjoys a driveway to the front and side that provides off street parking for multiple vehicles. The garage can be found in the rear garden, with the rest being predominantly laid to lawn with various paved areas also. Other features of this home include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'10" x 6'1" (2.1m x 1.9m)
maximum measurements

Lounge 14'8" x 10'2" (4.5m x 3.1m)
maximum measurements in to bay window

Dining Room 10'3" x 8'11" (3.1m x 2.7m)

Kitchen 14'0" x 11'9" (4.3m x 3.6m)
maximum measurements

First Floor Landing

Bedroom One 21'1" x 11'10" (6.4m x 3.6m)
maximum measurements in to bay window

Bedroom Two 12'9" x 11'1" (3.9m x 3.4m)

Bathroom 7'10" x 5'6" (2.4m x 1.7m)



Agent's Note

The property has been built to non-standard construction. Please contact the office for further information.

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

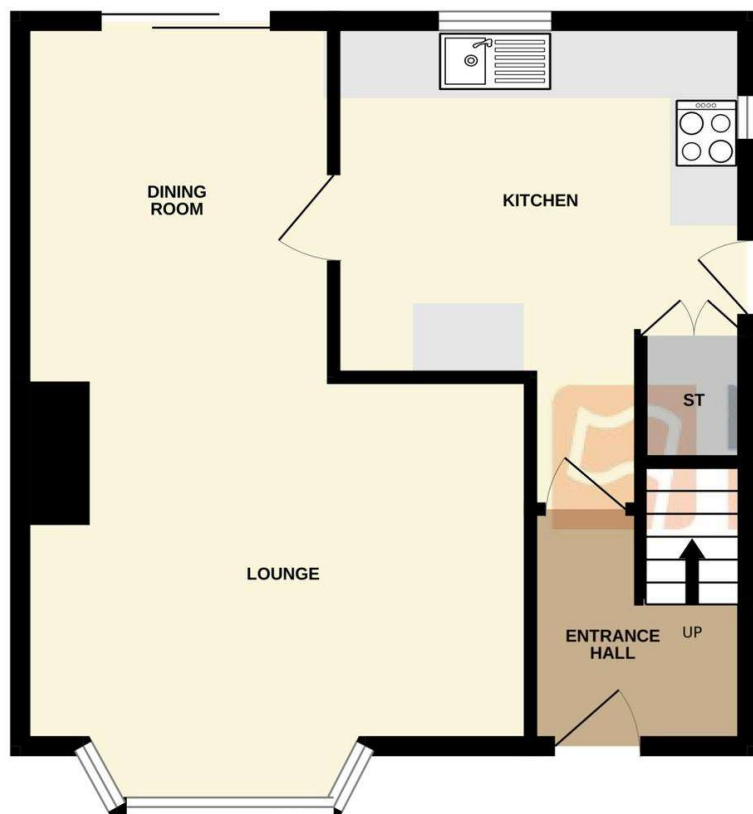
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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



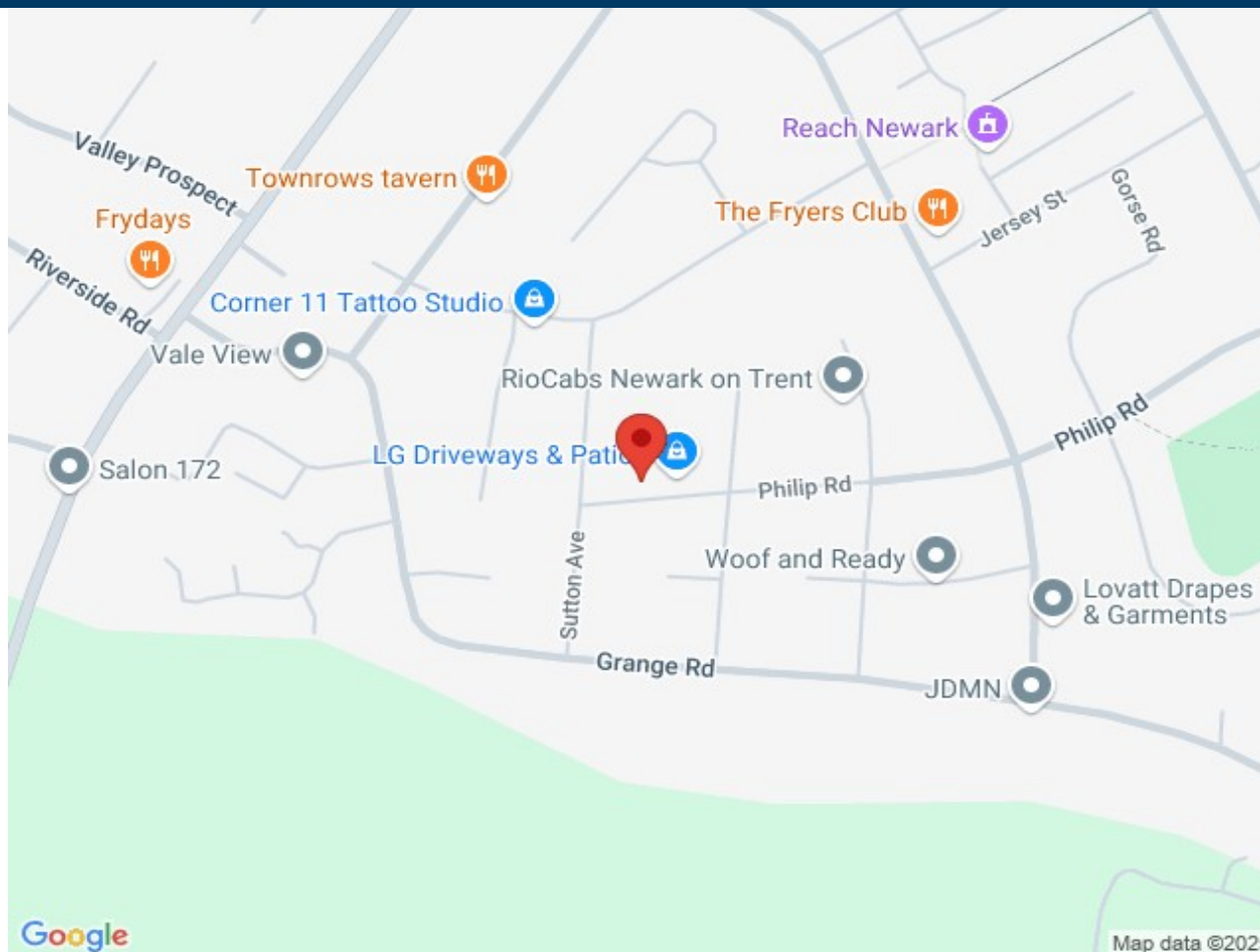
GROUND FLOOR



1ST FLOOR



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		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

