



Spring Gardens, Newark

 2  1  3

Guide Price £230,000 to £235,000



Key Features

- Period Town House
- Two Double Bedrooms
- Bathroom & Separate WC
- Lounge/Diner & Garden Room
- Kitchen & Utility Area
- Versatile Cellar Rooms
- Council Tax Band: B
- EPC Rating: tbc
- Tenure: Freehold





Full of character and charm, this delightful three storey period home benefits from deceptively spacious accommodation throughout and provides versatile space suiting a variety of needs. The cottage rear garden and outbuilding are a particular feature of this marvellous home.

Conveniently located for Newark town centre, the property's accommodation comprises to the ground floor: sizeable entrance hall, large lounge with a delightful open fire, high skirting boards and original wooden shutter. There is also open plan access into a separate dining room with folding door leading into a bespoke handmade kitchen with Belfast sink and exposed beams. There is access into a utility/boot room and a spacious garden room which has French doors opening to the rear garden. The first floor has a large split-level landing, two double bedrooms and a stylish three-piece family bathroom with a separate Victorian-style high level WC. The property also provides three converted cellar rooms, one of which is currently used as a home gym. The further two rooms are used as useful storage rooms.

Externally, the property prides itself on a tastefully landscaped wall enclosed rear garden that has been very well maintained with raised planted borders and majority artificial turf. There is also a former garage that has been converted into a fantastic space and is currently utilised as a games room. This could be used as an ideal home office providing power and light. Other features of this home include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 19'11" x 6'4" (6.1m x 1.9m)
maximum measurements

Lounge 13'6" x 11'11" (4.1m x 3.6m)
maximum measurements

Dining Room 11'2" x 10'2" (3.4m x 3.1m)
maximum measurements

Kitchen 12'1" x 10'2" (3.7m x 3.1m)
maximum measurements

Utility Area 7'2" x 4'5" (2.2m x 1.3m)

Garden Room 12'9" x 5'9" (3.9m x 1.8m)

Cellar Rooms:

Home Gym 11'2" x 6'7" (3.4m x 2m)

Store 1 11'10" x 6'2" (3.6m x 1.9m)

Store 2 11'2" x 2'6" (3.4m x 0.8m)

First Floor Landing

Bedroom One 15'5" x 11'11" (4.7m x 3.6m)
maximum measurements

Bedroom Two 11'4" x 10'2" (3.5m x 3.1m)
maximum measurements



Bathroom 9'2" x 6'7" (2.8m x 2m)

Separate WC 6'1" x 2'11" (1.9m x 0.9m)

Converted Outbuilding 15'5" x 10'3" (4.7m x 3.1m)

Side Porch 6'2" x 5'6" (1.9m x 1.7m)

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

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

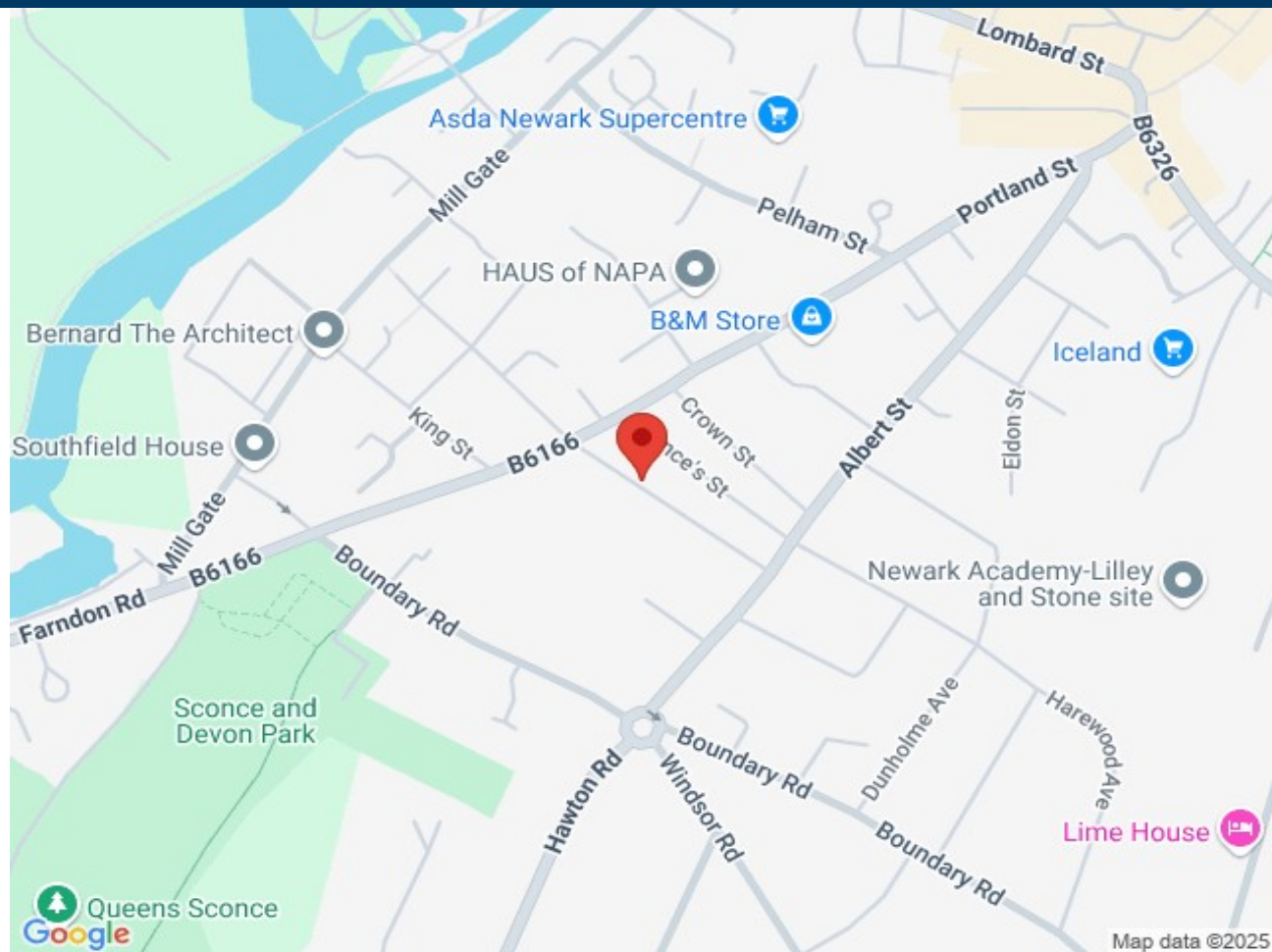
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR

1ST FLOOR





12-14 Middle Gate, Newark, NG24 1AG
01636 706444 - newark@newtonfallowell.co.uk