

Victoria Street, Newark NG24 4UG



A three bedroom detached home situated in the Conservation Area, adjacent to Victoria Street but accessed from Boundary Road. In addition to the three bedrooms, the property has an excellent sized lounge, a dining kitchen, utility room and first floor bathroom. There is ample off road parking, a garage and a garden to the side. The property is double glazed and has gas central heating. Available for purchase with NO CHAIN.

£260,000



Situation and Amenities

The property is situated in the Conservation Area a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Vestibule

The entrance vestibule has windows to either side and a glazed door leading through into the lounge. There is a ceramic tiled floor and a ceiling light point.

Lounge 15' 4" x 13' 0" (4.67m x 3.96m)

This nicely proportioned reception room has dual aspect windows to the front and side elevations, and the open tread staircase leading to the first floor. In addition there are glazed French doors into the dining kitchen. The focal point of the room is the fireplace with gas fire sat on a tiled hearth. The lounge has wood laminate flooring, both wall and ceiling light points and two radiators.

Dining Kitchen 20' 0" x 11' 11" (6.09m x 3.63m)

This excellent sized dining kitchen has windows to the front and rear elevations, a personnel door into the garage and a further door leading into the utility room. The kitchen area is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink and space for a free standing cooker. The kitchen area has a timber panelled ceiling and recessed ceiling spotlights. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. Within the dining area there is a fireplace with a gas fire sat on a tiled hearth, a ceiling light point and a radiator.

Utility Room 15' 4" x 6' 8" (4.67m x 2.03m)

The utility room has an opaque window to the rear and a glazed door providing access out to the garden. The room has space and plumbing for both a washing machine and a tumble dryer, and further space for a vertical fridge/freezer. There is a ceiling light point and a radiator. The central heating boiler is located within the utility room.

First Floor Landing

As previously mentioned, the open tread staircase rises from the lounge to the first floor landing which provides access to all three bedrooms and the bathroom. The landing has stripped wooden floorboards and a ceiling light point.

Bedroom One 13' 0" x 12' 0" (3.96m x 3.65m) (including wardrobes)

A double bedroom with a window to the front elevation. The bedroom has a comprehensive suite of fitted wardrobes with mirror doors, stripped wooden floorboards, a ceiling light point and a radiator.

Bedroom Two 15' 4" x 9' 9" (4.67m x 2.97m)

Also a very good sized double bedroom, having dual aspect windows to front and side elevations, stripped wooden floorboards, a ceiling light point and a radiator. The airing cupboard is accessed from this bedroom.

Bedroom Three 11' 11" x 6' 8" (3.63m x 2.03m) (plus door recess)

A good sized third bedroom with a window overlooking the garden, a ceiling light point and a radiator.

Bathroom 11' 10" x 6' 8" (3.60m x 2.03m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a shower tray with electric shower above. The bathroom has part ceramic wall tiling, both ceiling and wall light points, a shaver socket, a heated towel rail and a radiator. Access to the loft space is obtained from here.

Outside

To the front of the property is a gravelled driveway which provides off road parking for several vehicles and in turn leads to the garage. There is a small lawn to the front, and the principal gardens for this home are located to the side towards Victoria Street and are laid primarily to lawn edged with borders containing a number of mature shrubs and plants.

Garage 20' 0" x 11' 6" (6.09m x 3.50m)

The garage has an up and over door to the front elevation, a personnel door into the dining kitchen and two opaque windows to the rear. The garage is equipped with power and lighting.

Agent's Note

The property is accessed from Boundary Road and sits adjacent to Morgans Motors.

Council Tax

The property is in Band C.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

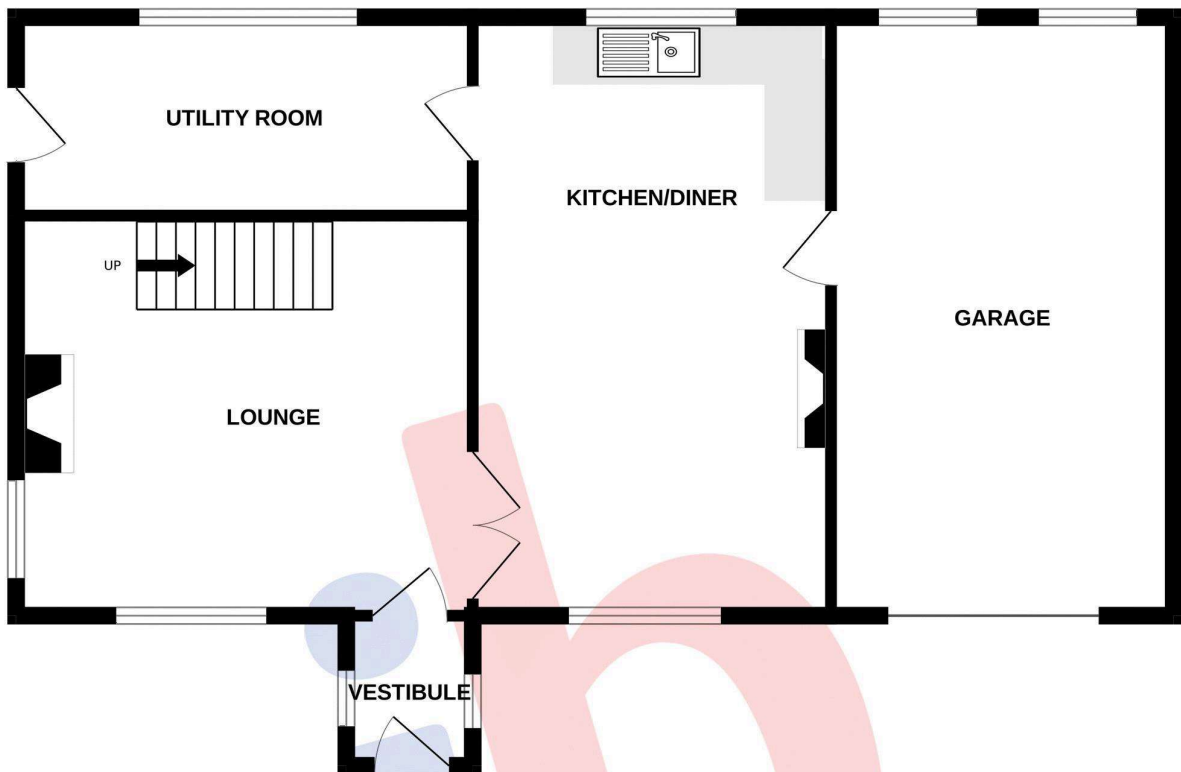
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

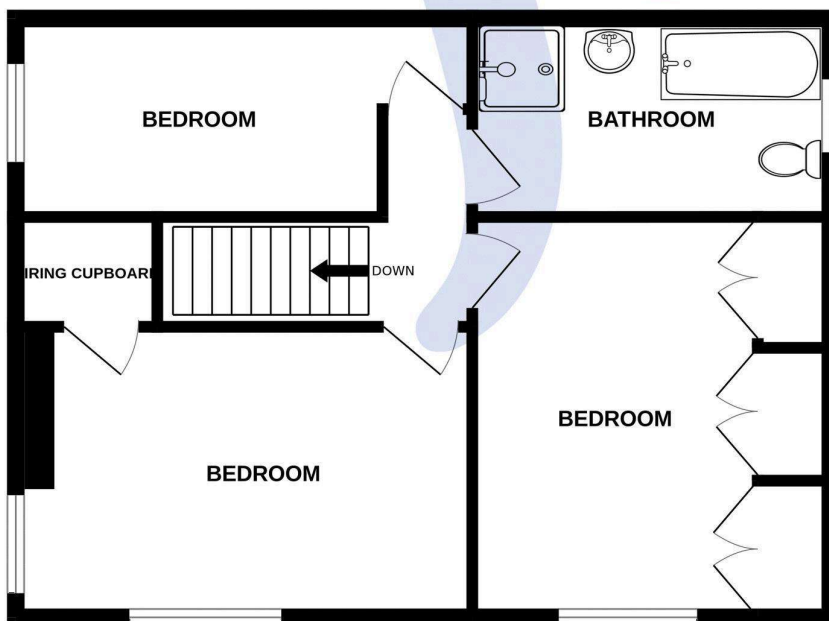
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007310 23 April 2025

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

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.

