



Wolsey Road, Newark NG24 2AZ

welcome to

Wolsey Road, Newark

**** MUST BE VIEWED! **** This three bedroom semi-detached family home ideally located within a popular area of Newark with easy access into the town centre, local amenities and excellent access to the A1/A46 for commuters.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



view this property online williamhbrown.co.uk/Property/NWK105995



Entrance Hall

A bright and welcoming entrance hall with double glazed window to the side and stairs rising to the first floor.

Living Room

13' max x 14' 1" (3.96m max x 4.29m)

A spacious bay fronted living room with radiator and double glazed bay window to the front.

Kitchen

7' 10" x 8' (2.39m x 2.44m)

A range of low and eye level units with part tiled walls, hob, oven, extractor, plumbing for washing machine, sink and drainer, space for fridge/freezer and part glazed door leading out to the garden. In addition, the kitchen offers a storage cupboard, double glazed window to the side and an understairs storage cupboard with double glazed window to the side,

Dining Room

10' 10" x 9' 10" max (3.30m x 3.00m max)

The property benefits from a separate dining room with radiator, storage cupboard and double glazed window to the rear.

First Floor Landing

First floor landing with loft hatch and access into all three bedrooms and family bathroom.

Bedroom One

12' 6" max x 10' 10" (3.81m max x 3.30m)

A spacious DOUBLE bedroom with built in wardrobes, radiator and two double glazed windows to the front.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m)

A further DOUBLE bedroom with built in wardrobes, radiator and double glazed window to the rear.

Bedroom Three

9' 6" x 8' 2" max (2.90m x 2.49m max)

A good sized third bedroom with storage cupboard, radiator and double glazed window to the front.

Family Bathroom

A modern three piece family bathroom with WC, wash hand basin, bath with shower over, radiator, storage cupboard and obscured double glazed window to the side.

Outside Front Garden

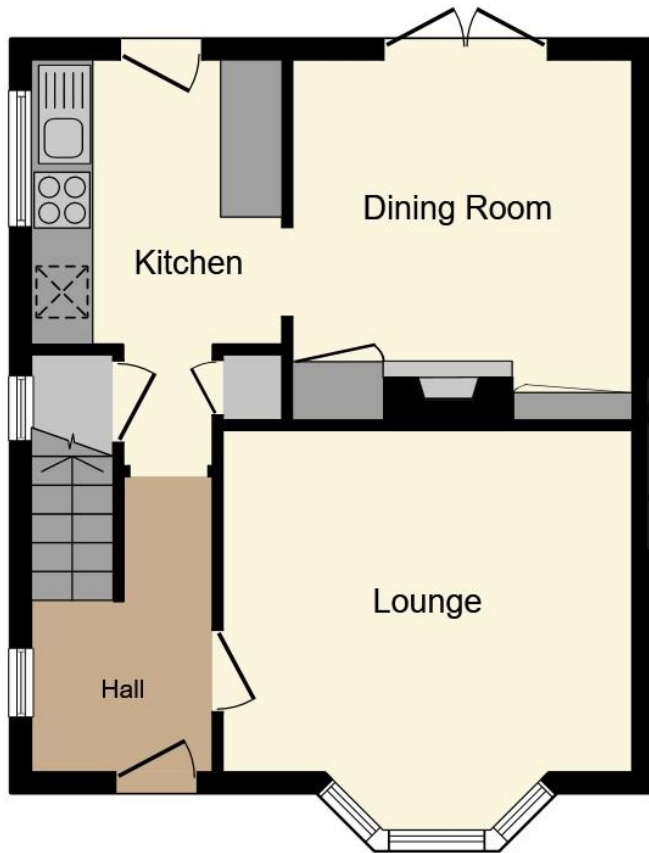
The front of the property has a small laid to lawn area, low level fencing and driveway parking.

Rear Garden

The rear of the property has a lovely outlook of the park/playing field to the rear with mainly laid to lawn.

Outbuildings

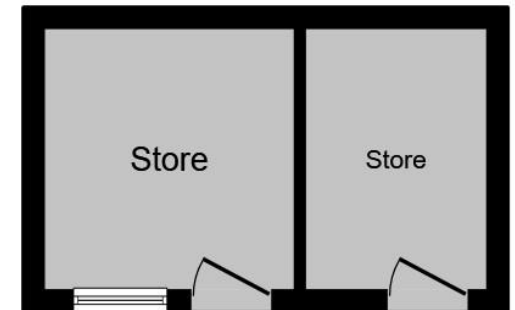
The property benefits from two outbuildings.



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wolsey Road, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK105995



Property Ref:
NWK105995 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk