



4 Wesley House, Guildhall Street

Newark, NG24 1UP

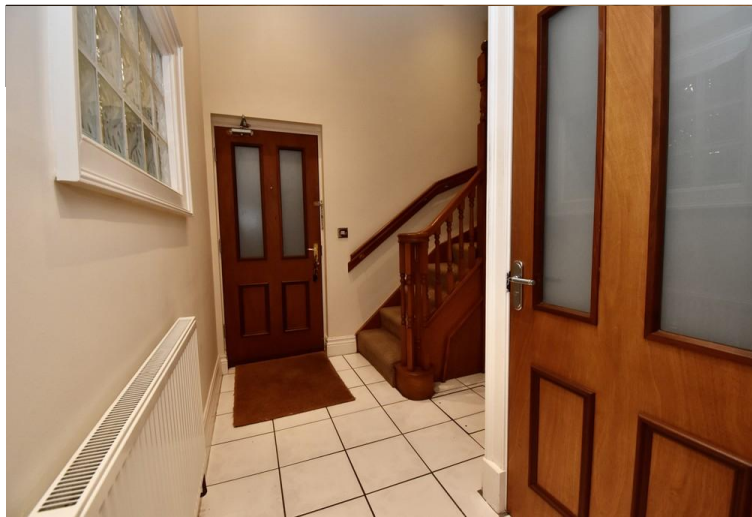


[Book a Viewing](#)

£175,000

Conveniently located close to Newark Town Centre, this three-storey town house style property offers well-planned accommodation arranged over three levels. The ground floor comprises an Entrance Hall, WC and an Open Plan Dining Kitchen fitted with a range of units and a selection of integrated and fitted appliances, providing a functional and inviting space for everyday living. The first floor features a Living Room with an electric fire suite, along with a Bedroom that is complemented by an En-suite Shower Room which is Jack and Jill to the landing. On the second floor there is a further Bedroom with its own En-suite Bathroom, in addition to an Occasional Room, with reduced head height, with an En-suite WC, offering flexibility to suit a variety of living arrangements. This Grade II listed nineteenth-century property is rich in character, showcasing sash windows, high ceilings and versatile accommodation throughout. Externally, the home benefits from an allocated parking space to the front and is offered to the market with no upward chain, making it an appealing opportunity for purchasers seeking a distinctive home close to town centre amenities.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

TENURE INFORMATION

Length of Lease - 999 years

Monthly Management Fee £125

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor, radiator, tiled flooring, inset spotlights and doors to Kitchen Lounge Diner and WC.

WC

A two piece suite comprising a low level WC and pedestal wash hand basin, tiled floor, radiator and extractor.

KITCHEN LOUNGE/DINER

19' 4" x 18' 0" L shape, maximum measurements (5.9m x 5.5m) An L-shaped open plan space with a fitted kitchen comprising a range of wall and base units with a work surface, incorporating a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob, extractor, integrated fridge, freezer and under counter space for a washing machine, plumbing for a dishwasher, wood flooring, built-in cupboard housing the gas central heating boiler and sash windows to the front elevation.

FIRST FLOOR LANDING

Stairs to the second floor, glazed door and window to living room and doors to the bedroom and the Jack and Jill en-suite shower room.

LIVING ROOM

17' 0" x 12' 9" maximum measurements into recess. (5.2m x 3.9m) With a sash windows to the front elevation, wood flooring, radiator and electric fire suite.

BEDROOM TWO

11' 9" x 9' 2" (3.6m x 2.8m) With sash window to the front elevation, radiator and door to Jack and Jill en-suite shower room.

JACK AND JILL EN-SUITE SHOWER ROOM

9' 2" x 6' 6" (2.8m x 2m) Fitted with a white three-piece suite, comprising a shower cubicle with a mains fed shower, low-level WC and pedestal wash hand basin, tiled splashbacks, radiator, extractor, inset spotlights, light with electric shaver point and cupboard housing the hot water cylinder

SECOND FLOOR LANDING

With wood flooring and doors to a bedroom and the occasional room.





OCCASIONAL ROOM

11' 9" x 7' 2" sloping ceiling, reduced head, height (3.6m x 2.2m) With a skylight window to the front elevation, exposed beams, radiator and door to WC.

WC

With a low level WC, pedestal wash hand basin, laminate floor, radiator and extractor.

BEDROOM ONE

16' 8" x 9' 6" maximum measurements, measured into recess, sloping ceiling with reduced head height. With skylight window to the front elevation, radiator, access to roof space and door to en-suite bathroom.

EN-SUITE BATHROOM

10' 9" sloping ceiling with reduced head height x 7' 2" (3.3m x 2.2m) Fitted with a white three piece suite comprising a low level WC, pedestal wash hand basin, and P-shaped bath with a mains fed shower over, radiator, extractor, tiled splashbacks, exposed beams, light with electric shaver point and skylight window to the front elevation.

OUTSIDE

With an allocated parking space at the front. With an allocated parking space at the front. There is also a square front garden area.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

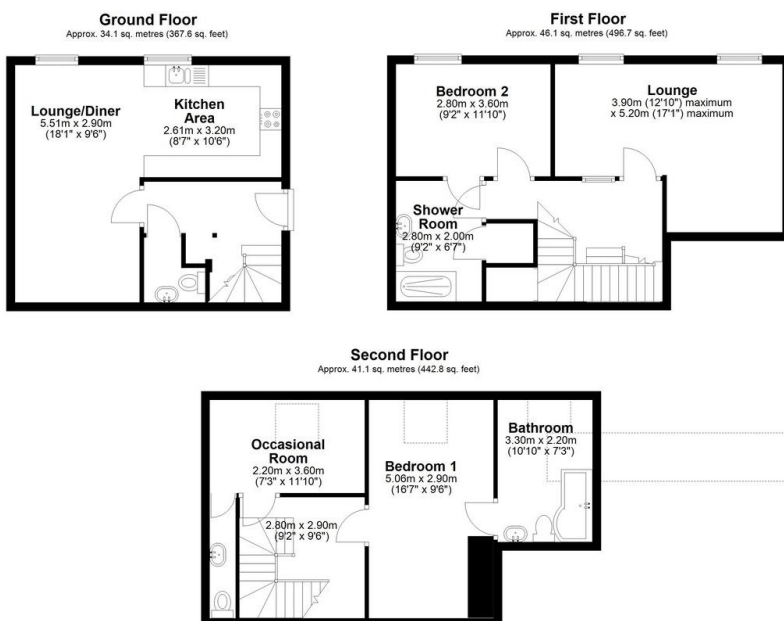
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 121.4 sq. metres (1307.1 sq. feet)
4 Wesley House, Newark

46 Middle Gate
Newark
NG24 1AL

22 King Street
Southwell
NG25 0EN

29 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.