



30 Windsor Road, Newark, NG24 4HX

£250,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Conveniently located on Windsor Road, this delightful 1930's four bedroom semi-detached house, offers a perfect blend of classic character and modern convenience. With four spacious bedrooms, this property is ideal for families seeking a comfortable and inviting home.

Upon entering, the ground floor accommodation offers a spacious hallway and cloakroom with WC, two well-proportioned living rooms, and a kitchen providing ample space for family gatherings. Additionally there is a utility room.

Moving to the first floor, there is a good size landing connecting to the four bedrooms and a family bathroom. The accommodation benefits from replacement uPVC windows and gas central heating.

Outside, the property is well positioned on a generous size plot, with front gardens, driveway with ample parking for two cars and a single garage. The secluded rear gardens and patio terrace are a particular feature.

Windsor Road is conveniently situated in walking distance of excellent local amenities including shops and schools and is within 1 mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi. There is also a recently opened M&S food hall. Newark Town Centre has an attractive mostly Georgian Market Square which holds regular markets and has a variety of independent shops, boutiques, bars, restaurants and cafes. Nearby Sconce Hills and Devon Park offers pleasant walking trails and riverside walks, the Rumble cafe and children's play park. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times in the region of 75 minutes. Newark Castle station has trains connecting to Nottingham, Lincoln and Leicester. There are nearby access points for the A1 and A46 dual carriageways. Newark has primary and secondary schooling of good repute and a General Hospital.

Constructed of brick under a tiled roof, the living accommodation is further described as follows.

GROUND FLOOR

ARCHWAY AND ENTRANCE PORCH

RECEPTION HALL

With uPVC front door, cupboard under the stairs and built-in clothes cupboard

CLOAKROOM

With low suite WC and basin

LOUNGE

14'10 x 11'10 (4.52m x 3.61m)
(measured into the bay window)



Fireplace surround, with mantel and fitted gas coal effect fire. Radiator. Original picture rail.

DINING ROOM

14'4 x 12'1 (4.37m x 3.68m)



Tiled fireplace surround, fitted gas fire, original picture rail. Radiator and glazed door to the garden

KITCHEN

11' x 8'7 (3.35m x 2.62m)



Base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer. Eye level wall mounted cupboards. Plumbing for washing machine. UPVC rear entrance door, radiator, fluorescent light and archway to:

UTILITY ROOM

11'1 x 5'8 (3.38m x 1.73m)

Potterton gas fired central heating boiler and radiator.

FIRST FLOOR

LANDING

With original picture rail.

BEDROOM ONE

14'12 x 11'8 (4.27m x 3.56m)
(measured into the bay window.)



Original picture rail. Radiator.

BEDROOM TWO

14'5 x 12' (4.39m x 3.66m)



Fitted wardrobe, original picture rail and radiator.

BEDROOM THREE

9'1 x 7 (2.77m x 2.13m)



Original picture rail and radiator.

BEDROOM FOUR

7'5 x 5'11 (2.26m x 1.80m)
Original picture rail and radiator.

BATHROOM

8'7 x 6'4 (2.62m x 1.93m)



Bath with electric shower over, basin and low suite WC, fully tiled walls, radiator. Airing cupboard containing the hot water cylinder and emersion heater.

OUTSIDE



The property has a front garden, vehicular access and driveway. To the rear of the property is a paved patio and garden containing various shrubs and trees.

GARAGE

18' x 8' (5.49m x 2.44m)

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

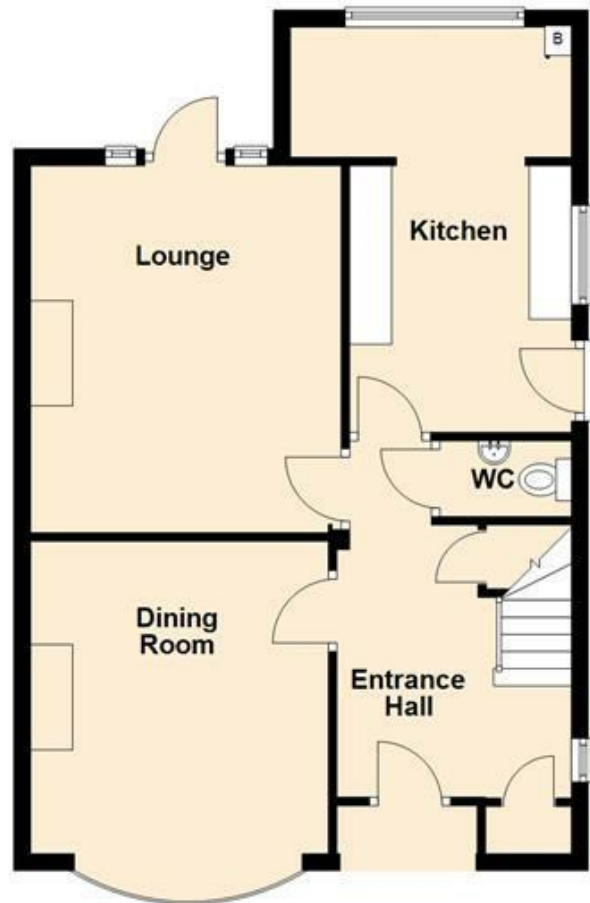
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C.

Ground Floor

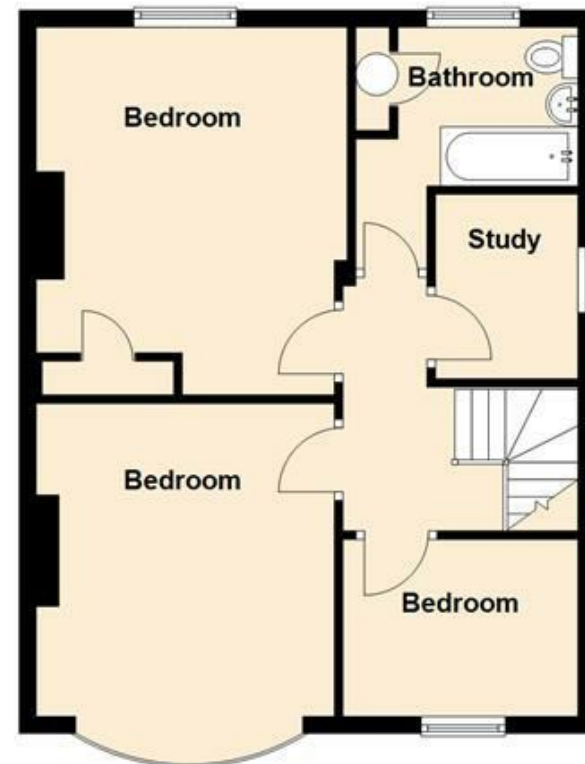
Approx. 58.5 sq. metres (629.2 sq. feet)




Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

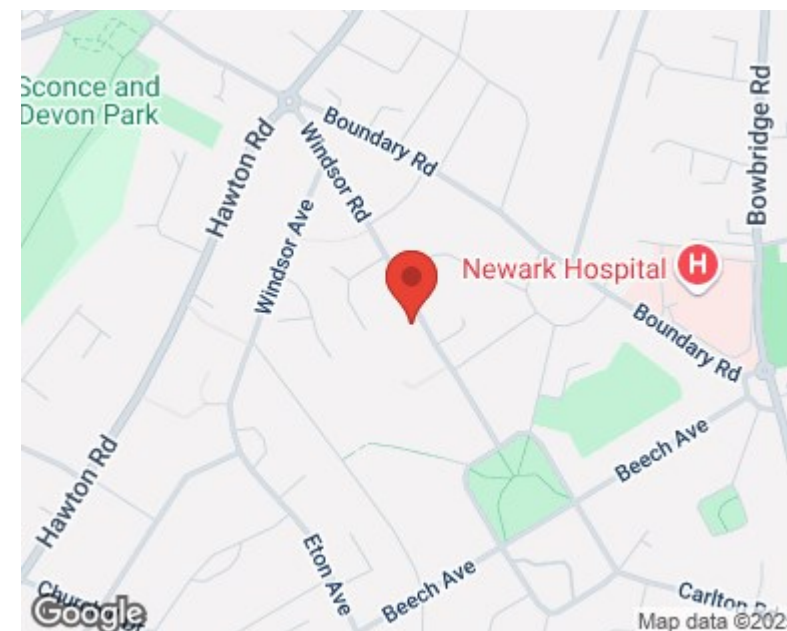
First Floor

Approx. 52.9 sq. metres (569.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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