



Salisbury Road, Newark

Guide Price £260,000 to £270,000



Salisbury Road

Newark

Retaining a wealth of character and charm, this traditional semi-detached home enjoys a pleasant position within a popular residential area, conveniently situated just a short distance from Newark town centre and its excellent range of amenities.

Offering well-proportioned accommodation throughout, the property is presented in move-in ready condition and boasts excellent flexibility on the ground floor, with three generous reception spaces providing plenty of scope for modern family living.

The accommodation comprises a useful entrance porch leading into a welcoming entrance hallway, with doors opening into the bay-fronted dining room and spacious lounge. The lounge provides access into a particularly impressive conservatory, which enjoys views over the rear garden and benefits from French doors providing direct access outside. The ground floor is completed by a well-appointed kitchen, fitted with a four-ring gas hob, electric oven and integrated fridge, together with a useful pantry-style cupboard providing additional storage. To the first floor are three well-proportioned bedrooms, complemented by a characterful family bathroom suite.

Outside, the property benefits from a driveway extending down the side of the house, providing useful off-street parking and the added convenience of an electric vehicle charging point. The rear garden is a real highlight, enjoying a desirable south-east facing aspect together with an excellent degree of privacy. Predominantly laid to lawn, the garden incorporates two attached outbuildings, one of which provides a useful outside WC, while a summer house can be found at the bottom of the garden. Two paved seating areas provide excellent spaces for outdoor entertaining and relaxation. Further benefits include gas central heating and UPVC double glazing, making this a charming and versatile home that combines traditional character with practical modern living, all within easy reach of Newark town centre.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Porch

7' 5" x 2' 0" (2.26m x 0.61m)

Entrance Hall

13' 6" x 7' 4" (4.12m x 2.23m)
maximum measurements

Lounge

14' 3" x 11' 11" (4.34m x 3.63m)

Dining Room

14' 5" x 11' 0" (4.39m x 3.35m)
maximum measurements

Conservatory

13' 2" x 10' 7" (4.01m x 3.23m)

Kitchen

10' 11" x 6' 6" (3.33m x 1.98m)

First Floor Landing

9' 1" x 7' 4" (2.77m x 2.23m)
maximum measurements

Bedroom One

14' 2" x 11' 10" (4.32m x 3.61m)

Bedroom Two

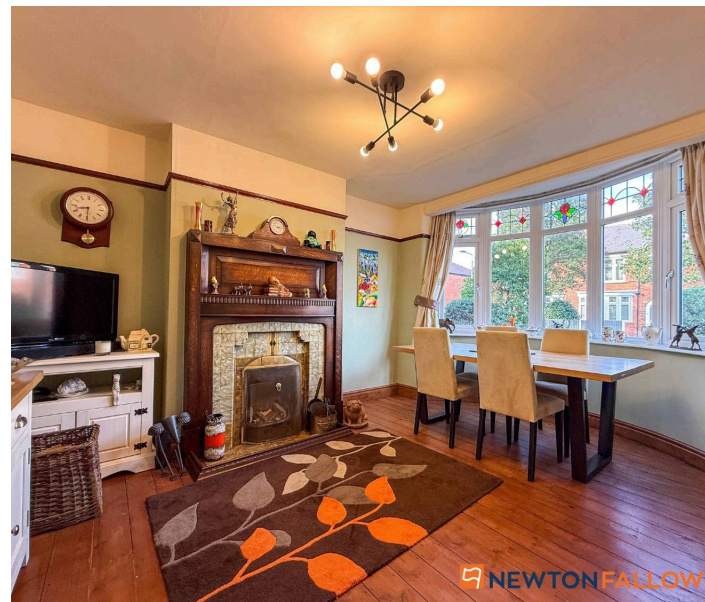
12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.23m)

Bathroom

8' 1" x 6' 5" (2.46m x 1.96m)
maximum measurements



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.

Services

Mains gas, electricity, water and drainage are connected.



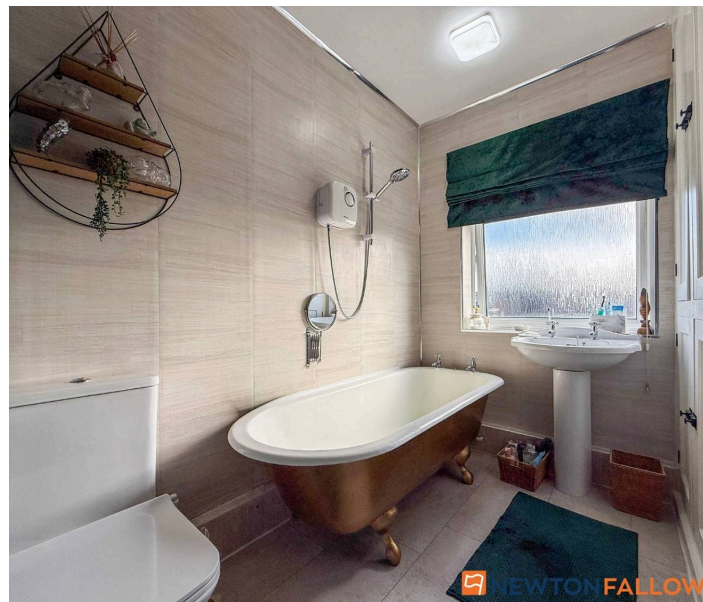


Square Footage

The square footage for this property is approximately 1,175 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

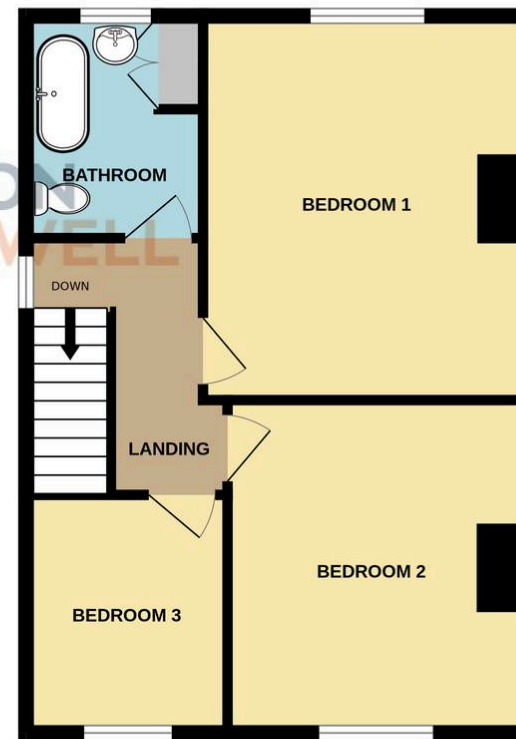
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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