

Wolsey Road, Newark NG24 2AZ



GUIDE PRICE £180,000 to £190,000. A well presented three bedroom family home with a fantastic garden, situated in a popular residential location a short distance from the town centre. The accommodation comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. Outside there are gardens to the front and rear and three outside brick built stores. The property is double glazed and has gas central heating.

Guide Price £180,000 to £190,000





Situation and Amenities

This property is situated in a residential location a short distance from Newark town centre. 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include 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 Hallway

The welcoming entrance hallway has a window to the side elevation, the staircase rising to the first floor and doors providing access into the lounge and kitchen. The hallway has a ceramic tiled floor, a ceiling light point and a radiator. Also within the hallway is a useful understairs cupboard.

Lounge 12' 11" x 12' 8" (3.94m x 3.87m)

This excellent sized and well proportioned reception room has a bay window to the front elevation. The focal point of the lounge is the feature fireplace with gas fire. There is also a ceiling light point and a radiator.

Kitchen 10' 10" x 6' 0" (3.29m x 1.83m)

The kitchen has a window to the side elevation, a door into the dining room, and a glazed door leading into the garden. The kitchen is fitted with a range of wooden wall and base units with wooden work surfaces. There is a sink, and integrated appliances include an oven, and a gas hob with extractor above. There is space and plumbing for a washing machine, and further space for a vertical fridge/freezer. The kitchen has a ceiling light point.

Dining Room 10' 0" x 9' 5" (3.04m x 2.88m)

This second reception room has a window overlooking the garden, vinyl flooring, a ceiling light point and a radiator. Also within the dining room is a cupboard housing the electric immersion heater.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side aspect and doors into the three bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 12' 0" x 10' 6" (3.65m x 3.19m)

An excellent sized double bedroom with a window to the front elevation, a built-in wardrobe, a ceiling light point and a radiator.

Bedroom Two 10' 4" x 9' 7" (3.16m x 2.91m)

A good sized second bedroom having a window to the rear elevation, a built-in wardrobe, a ceiling light point and a radiator.

Bedroom Three/Study 8' 9" x 8' 4" (2.67m x 2.53m)

Bedroom three is also a good size, and has a window to the front elevation, a ceiling light point and a radiator. A cupboard housing the central heating boiler is located here.

Bathroom 8' 6" x 5' 5" (2.58m x 1.66m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath, wash hand basin with small storage cupboard beneath, and a low level WC. In addition there is a corner shower cubicle with electric shower. The bathroom has a radiator, a ceramic tiled floor and spotlights to the ceiling.

Outside

To the front of the property is a garden area mainly laid to lawn with mature shrub borders. A paved pathway leads to the front door.

Rear Garden

The delightful south west facing rear garden comprises a large lawned area with gravel and hedge borders. There are two separate paved areas for entertaining, and a variety of mature shrubs. There is also a wooden shed and three small brick-built stores.

Brick-built Stores

One of the stores was the former coal shed and is now used for storage. The second store houses an outside WC (not in use). The third is also used for storage and is equipped with power and lighting.

Council Tax

The property is in Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

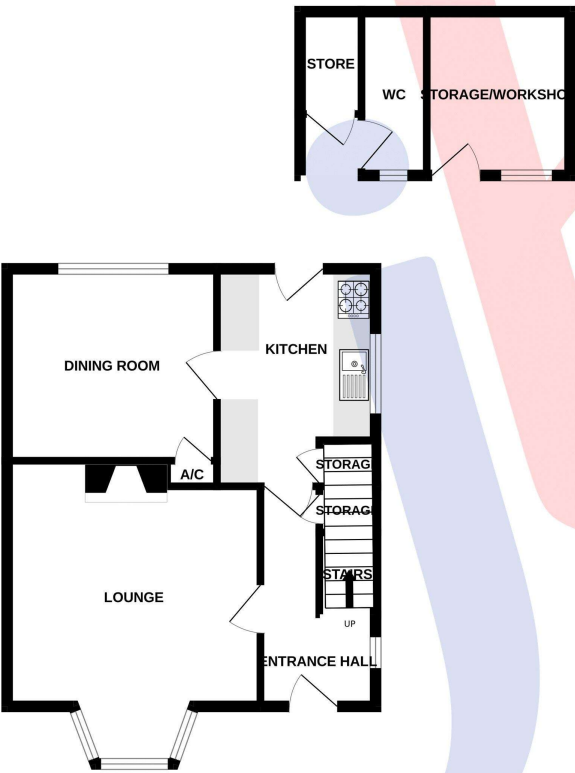
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

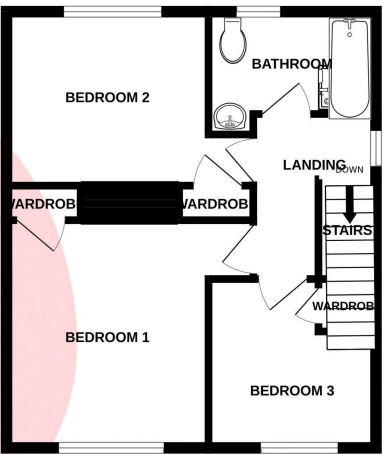
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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: JMP Solicitors - £180.00 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. 00007859 18 September 2026



GROUND FLOOR



1ST FLOOR



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.
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