

Victoria Street, Newark

Guide Price £210,000 to £220,000

NEWTON FALLOWELL

Victoria Street

Newark

Enjoying a prominent and highly convenient position close to Newark town centre, this impressive end terraced home provides a wonderful combination of character, generous proportions and contemporary presentation.

Tastefully maintained throughout, the property offers well-balanced accommodation arranged over two floors, complemented by a private rear garden and residents' permit parking to the front.

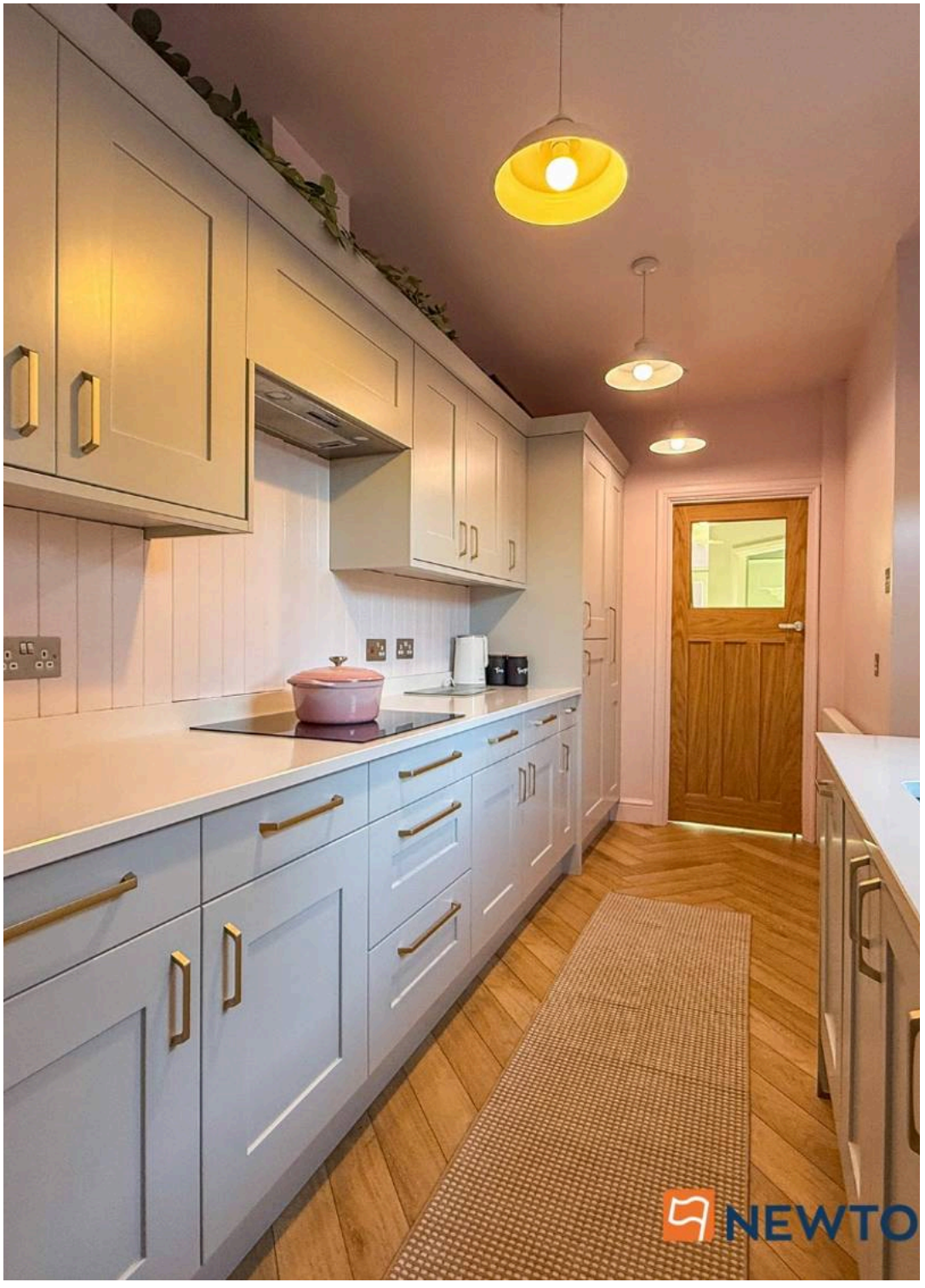
Ideally positioned for those seeking easy access to the town's extensive range of amenities, the property is within comfortable walking distance of Newark's shops, cafés, restaurants and leisure facilities, whilst also being well placed for the town's excellent transport connections.

The accommodation begins with a welcoming storm porch leading into the entrance hallway, which provides access to the main reception rooms. The bay-fronted lounge is a particularly attractive space, enjoying excellent proportions and a wealth of natural light, whilst the separate dining room provides an ideal setting for both everyday dining and entertaining.

The impressive kitchen has been thoughtfully appointed with a superb range of fitted units and high-quality integrated appliances, including an electric hob, electric oven, microwave, dishwasher and fridge/freezer. A particularly useful feature is the direct access from the kitchen into the rear garden, creating a seamless connection between the living accommodation and outdoor space.

To the first floor, a spacious landing leads to three well-proportioned bedrooms. Two of the bedrooms retain attractive decorative fireplaces, adding a further touch of character, whilst the accommodation is completed by a stylish and well-appointed family bathroom suite.





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Externally, the property is set back from the pavement with residents' permit parking available to the front.

The enclosed rear garden enjoys a good degree of privacy and has been designed with ease of maintenance and outdoor entertaining in mind, featuring a generous paved seating area, lawn and neatly established low-maintenance borders.

An attached brick-built outbuilding provides excellent additional storage. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: tbc

Entrance Hall
16' 11" x 5' 10" (5.16m x 1.78m)
maximum measurements

Lounge
14' 7" x 12' 11" (4.45m x 3.94m)
maximum measurements

Dining Room
11' 11" x 10' 0" (3.63m x 3.05m)

Kitchen
15' 2" x 6' 10" (4.62m x 2.08m)
maximum measurements

First Floor Landing
13' 7" x 5' 10" (4.14m x 1.78m)
maximum measurements

Bedroom One
11' 11" x 10' 2" (3.63m x 3.10m)
maximum measurements

Bedroom Two
12' 0" x 10' 1" (3.66m x 3.07m)
maximum measurements

Bedroom Three
8' 10" x 5' 9" (2.69m x 1.75m)

Family Bathroom
8' 11" x 6' 11" (2.72m x 2.11m)
maximum measurements

Agent's Note - Conservation Area
The property falls within the Newark Conservation Area.

Agent's Note - Windows
The windows in the property are majority UPVC double glazed with the exception of one Alluminium window.

Agent's Note - Access
There is a shared side alleyway giving access to the rear of the property.













Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 917 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



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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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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