



Wright Street, Newark



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Guide Price £120,000 to £125,000



Key Features

- End Terraced Home
- Two Well-Proportioned Bedrooms
- Two Reception Rooms
- Kitchen & F/F Bathroom
- Low Maintenance Private Garden
- Outbuildings & On Street Parking
- No Onward Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Ideally positioned within comfortable walking distance of Newark town centre, this end terraced home presents a superb opportunity for a first-time buyer to add their own touch with this property offering fantastic potential, with its own private garden, two outbuildings and two reception rooms.

The property's accommodation comprises: spacious dual aspect lounge, inner hall with stairs to the first floor, dual aspect dining room with opening through to the kitchen. The first floor has two double bedrooms, both of which are dual aspect, and a family bathroom. Outside, the property has on street parking with the rear garden being low maintenance and having two useful outbuildings. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.

ACCOMMODATION - Rooms & Measurements
Lounge 14'3" x 11'5" (4.3m x 3.5m)
maximum measurements

Inner Hall 3'6" x 2'9" (1.1m x 0.8m)
Dining Room 10'11" x 10'11" (3.3m x 3.3m)
maximum measurements
Kitchen 13'10" x 4'11" (4.2m x 1.5m)
maximum measurements
First Floor Landing
Bedroom One 14'5" x 11'6" (4.4m x 3.5m)
maximum measurements
Bedroom Two 10'10" x 9'10" (3.3m x 3m)
maximum measurements
Family Bathroom 7'4" x 5'10" (2.2m x 1.8m)
Outbuilding 1 8'8" x 7'3" (2.6m x 2.2m)
Outbuilding 2 4'8" x 3'8" (1.4m x 1.1m)

Services

Mains gas, electricity, water and drainage are connected.

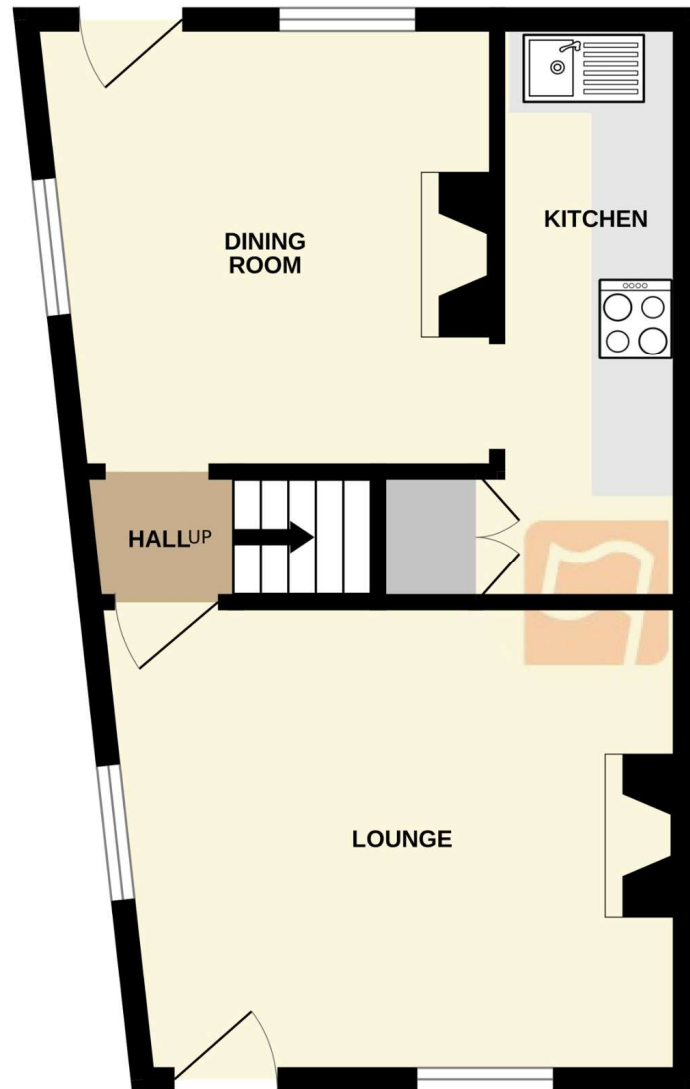
Agent's Note - Sales Particulars

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.

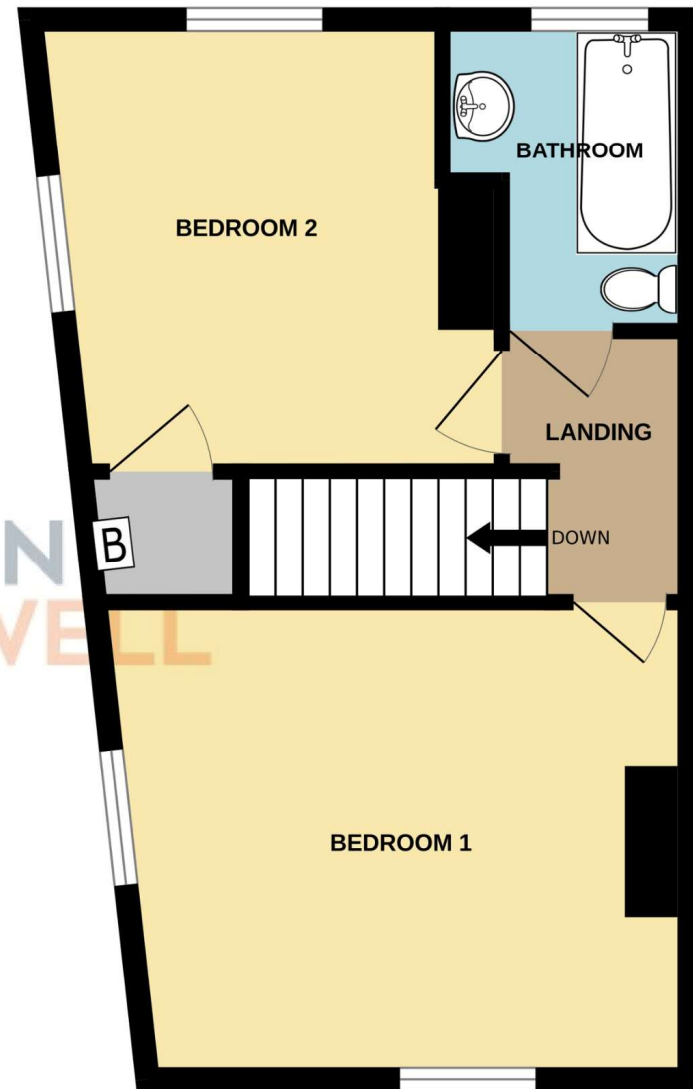
Referrals

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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

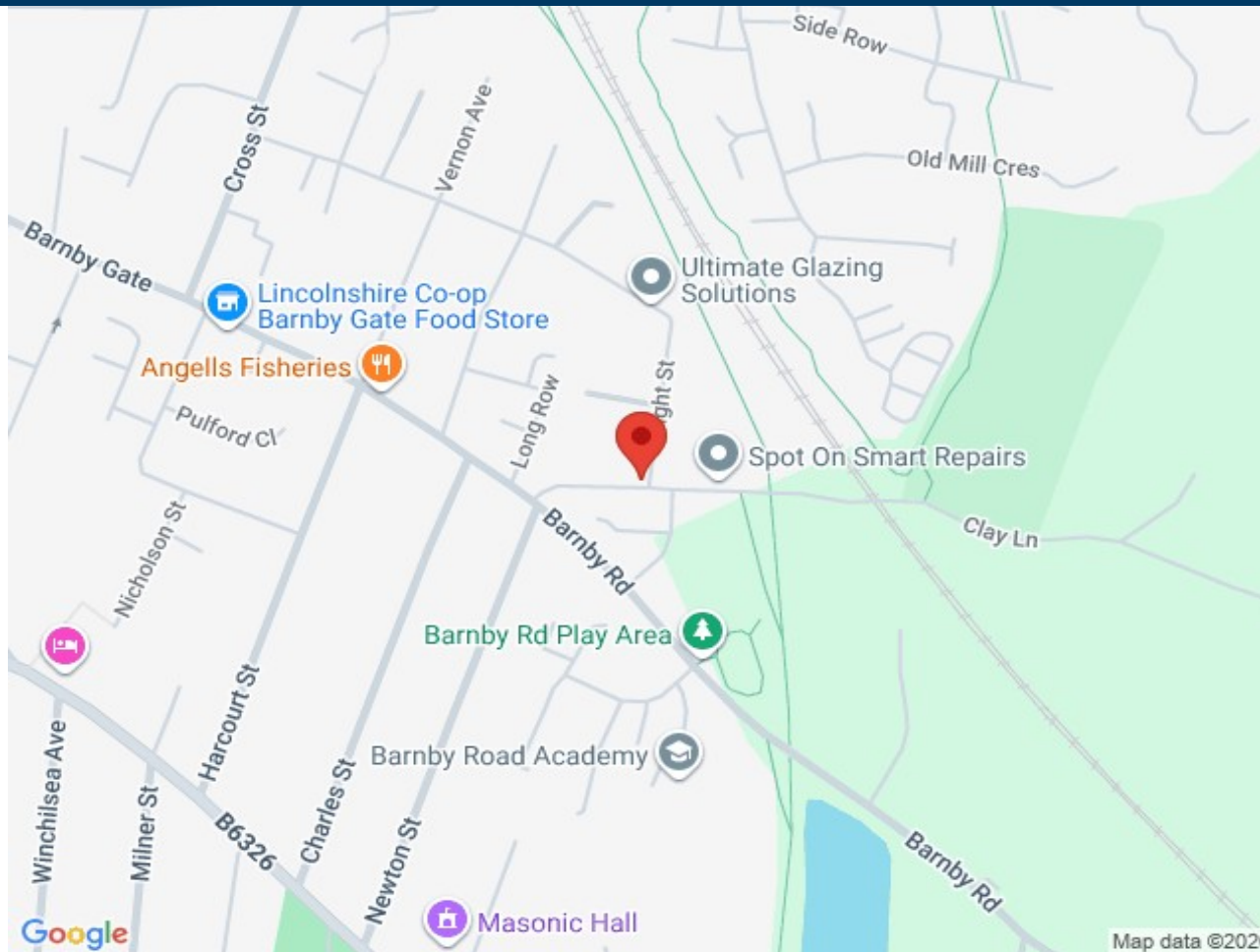
GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		BB B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

