



Wood Street, Newark

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 OLIVER REILLY



I'M SORRY  
FOR WHATEVER I SAID  
WHEN I WAS  
HANGRY

Busy  
Bee



# Wood Street, Newark

- DELIGHTFUL TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- SPACIOUS DINING KITCHEN
- LOW-MAINTENANCE COURTYARD GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOMS
- LOUNGE WITH LOG BURNER
- MODERN FIRST FLOOR BATHROOM
- EXTERNAL UTILITY & OUTBUILDING
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £145,000 - £155,000. WONDERFUL WOOD STREET...!

This charming period property is conveniently situated within walking distance to Newark Town Centre. Close to a wide array of amenities and excellent transport links. Including two Train Stations. One of which provides a DIRECT LINK TO LONDON KINGS CROSS STATION, via Newark North Gate Station.

This warm, welcoming and delightful terrace home provides an instantaneously inviting vibe, with modern decor and a well-planned internal layout, comprising: Lovely lounge with feature fireplace, housing an inset log burner and a SPACIOUS DINING KITCHEN. The first floor hosts a contemporary bathroom and TWO EXCELLENT SIZED BEDROOMS.

Externally, the property benefits from an enclosed rear courtyard. Promoting minimal maintenance and access into a DETACHED EXTERNAL UTILITY with power, lighting and an attached external store.

Further benefits of this attractive character home include uPVC double glazing throughout and gas fired central heating, via a BRAND NEW combination boiler. Installed in March 2025. HOME IS WHERE THE HEART IS... Step inside and gain a full sense of appreciation associated with this marvellous centrally located home!



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## LOUNGE: 12'1 x 11'3 (3.68m x 3.43m)

A lovely and well-appointed reception room. Accessed via a paned stained glass hardwood front entrance door, with uPVC double glazed window to the front elevation. Providing complementary Herringbone-style flooring, a central ceiling light fitting, coving, a large double panel radiator, TV connectivity point, exposed feature fireplace housing an inset log burner with Raised tiled hearth and decorative oak mantle above. A corner fitted storage cupboard houses the electrical RCD consumer unit. Access through to the dining kitchen.

## DINING KITCHEN: 15'3 x 11'3 (4.65m x 3.43m)

Of spacious modern design. Providing tile-effect vinyl flooring. The kitchen houses a range of fitted wall and base units with laminate roll-top work surfaces over and black wall tiled splash backs behind. Inset 1.5 Bowl stainless steel sink with chrome mixer tap and drainer. Integrated 'BEKO' electric oven with four ring gas hob over and wall light fitting above. Under counter provision for a dishwasher and fridge. Provision for a dining table and chairs. Recessed ceiling spotlights, double panel radiator. An internal door opens to carpeted stairs with handrail, rising to the first floor, with a useful under-stairs storage cupboard beneath. The kitchen has a uPVC double glazed window to the rear elevation. A panelled hardwood external door gives access to the rear courtyard.

## FIRST FLOOR LANDING: 4'8 x 2'7 (1.42m x 0.79m)

Providing grey carpeted flooring, a ceiling light fitting, smoke alarm and access into the bathroom and both well-proportioned bedrooms.

## MASTER BEDROOM: 12'1 x 11'4 (3.68m x 3.45m)

A lovely DOUBLE bedroom, located at the front of the house. Provides exposed wooden floorboards a central ceiling light fitting, low-level double panel radiator, TV connectivity point and a uPVC double glazed window to the front elevation.

## BEDROOM TWO: 11'10 x 8'7 (3.61m x 2.62m)

A further well-appointed bedroom, providing carpeted flooring, a central ceiling light fitting, two recesses with fitted shelving, a low-level double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the courtyard garden.

## FIRST FLOOR BATHROOM: 15'1 x 5'5 (4.60m x 1.65m)

Of complementary modern design. Providing black tiled-effect flooring. A P-shaped bath with chrome mixer tap, mains shower facility with handheld shower head and additional rainfall effect shower head above, with clear glass shower screen. Floor to ceiling grey wall tiled splash backs. Low-level W.C with push button flush, pedestal wash hand basin with chrome mixer tap and grey wall tiled splash backs. Chrome heated towel rail, fitted utility cupboard with plumbing/provision for a washing machine and tumble dryer. Fitted airing cupboard houses the BRAND NEW boiler (Fitted March 2025) with shelving above. Recessed ceiling spotlights, obscure uPVC double glazed window to the rear elevation. Max measurements provided.



**EXTERNAL UTILITY ROOM:** 9'0 x 6'1 (2.74m x 1.85m)  
Of brick built construction with a sloped slate roof. Accessed via a wooden door with wooden window to the front elevation. Providing power and lighting.

**ATTACHED OUTBUILDING:** 6'1 x 3'6 (1.85m x 1.07m)  
Providing sufficient external storage. Accessed via a wooden door.

**EXTERNALLY:**  
The property provides a FULLY ENCLOSED private concrete courtyard garden with outside tap and security light. Access to the external utility and outside store. Providing part walled and hedged left side boundary, a fenced right side boundary and a secure wooden right sided timber gate, opening onto a shared passageway, leading to the front of the house. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a BRAND NEW boiler and uPVC double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 633 Square Ft.**  
Measurements are approximate and for guidance only.

**EPC: Energy Performance Rating: 'D' (66)**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'A'**

#### Local Information & Amenities:

This property is conveniently located in a central residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

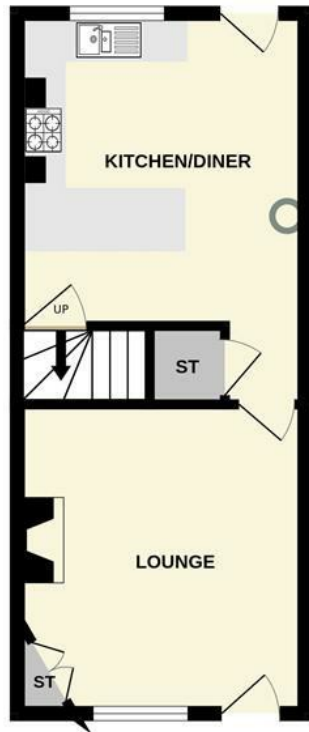
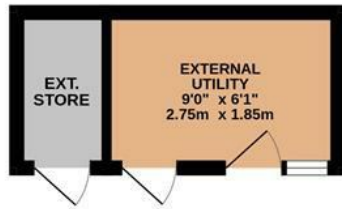
#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

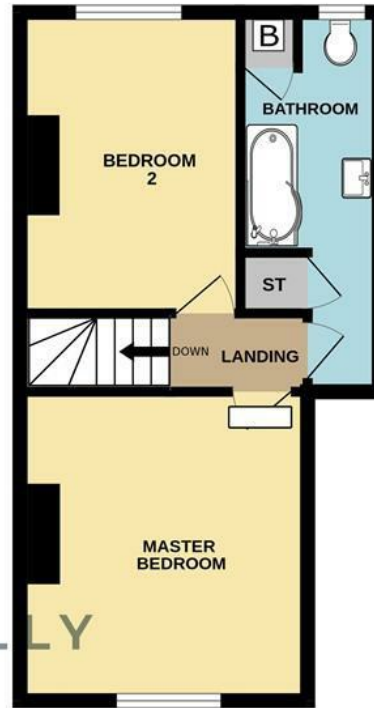




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |