



Whitfield Street, Newark

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OLIVER REILLY



Whitfield Street, Newark

- DELIGHTFUL COTTAGE-STYLE TERRACE HOME
 - TWO LOVELY RECEPTION ROOMS
 - FULL OF CHARM, CHARACTER & PERSONALITY!
 - GROUND FLOOR WC & FIRST FLOOR SHOWER ROOM
 - RESIDENTS PERMIT PARKING
- TWO/THREE VERSATILE BEDROOMS
 - WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
 - GENEROUS 24FT DUAL-ASPECT KITCHEN
 - LARGE, LANDSCAPED & PRIVATE MATURE GARDEN
 - A MUST VIEW HOME! Tenure: Freehold. EPC 'D'- Updated Certificate on Order

Guide Price: £150,000 - £160,000. CHARACTER, CHARM & CONVENIENCE!

Prepare to fall in love with this handsome TWO/THREE BEDROOM COTTAGE-STYLE terraced home. Ideally situated within walking distance of the town centre, surrounded by excellent local amenities and transport links, only a short stroll from both train stations, including Newark North Gate, which provides a DIRECT SERVICE TO LONDON KINGS CROSS STATION!

This attractive residence is full of character and personality, boasting a wealth of original period features that blend seamlessly with stylish modern touches to create a warm and welcoming living space.

The property offers DECEPTIVELY SPACIOUS ACCOMODATION arranged over four floors, providing excellent living flexibility, comprising: Generous 24 FT DUAL-ASPECT kitchen with French doors opening onto a secluded courtyard, a convenient ground floor W.C, a separate dining room, inner hallway, and a cosy lounge featuring an exposed open fireplace.

The first floor hosts TWO WELL-PROPORTIONED BEDROOMS- Both with stylish vertical radiators and fitted wardrobes. The second bedroom leads into a contemporary shower room. An additional landing area with staircase leads up to a versatile attic room, ideal as a third bedroom, home office or hobby space, complete with ample eaves storage.

Outside, the property continues to impress with a substantial, established rear garden offering a peaceful and private setting. Thoughtfully landscaped, it provides an idyllic space for relaxing or entertaining, while practical features include an outside tap, external power socket, and the potential to install a large home office or workshop at the end of the garden. On street parking is available on a first come, first served basis.

Further benefits of this PRETTY PERIOD HOME include a combination of original sliding sash windows and uPVC double glazing, bespoke fitted shutters, and gas-fired central heating.

THIS IS A TRULY INDIVIDUAL PERIOD HOME THAT STANDS OUT FROM THE CROWD

Guide Price £150,000 - £160,000



DUAL-ASPECT KITCHEN: Max measurements provided.	23'11 x 4'9 (7.29m x 1.45m)
GROUND FLOOR W.C:	4'10 x 2'5 (1.47m x 0.74m)
DINING ROOM:	11'0 x 9'4 (3.35m x 2.84m)
INNER HALL:	2'7 x 2'7 (0.79m x 0.79m)
LOUNGE:	11'1 x 10'10 (3.38m x 3.30m)
FIRST FLOOR LANDING:	2'7 x 2'7 (0.79m x 0.79m)
MASTER BEDROOM:	14'3 x 10'10 (4.34m x 3.30m)
BEDROOM TWO: Max measurements provided.	14'3 x 9'4 (4.34m x 2.84m)
SECONDARY LANDING: With access into bedrooms and an additional staircase up to the multi-purpose attic space.	4'10 x 2'8 (1.47m x 0.81m)
FIRST FLOOR SHOWER ROOM:	6'3 x 5'3 (1.91m x 1.60m)
ATTIC SPACE/ BEDROOM (3): With carpeted flooring. Hosting two useful eaves storage cupboards, a stylish double column radiator, ceiling light fitting, smoke alarm and a Velux skylight.	12'10 x 10'7 (3.91m x 3.23m)
CELLAR STORE ROOM: Accessed via a secure uPVC double glazed personal door. Providing a ceiling light fitting, access to the gas/ electricity meters and the electrical RCD consumer unit. uPVC double glazed window to the front elevation. Boasting great scope to be utilised into further functional living space. Subject to relevant improvements and approvals.	11'1 x 11'1 (3.38m x 3.38m)





EXTERNALLY:

This attractive period home is situated on a quiet residential street, just a short distance from Newark Town Centre.

To the front of the property, a shared passageway leads to a secure timber gate, providing access to the beautifully landscaped and well-established rear garden. The garden is predominantly gravelled for ease of maintenance and is bordered by mature planting, featuring an impressive variety of plants, bushes, trees, and shrubs that create a colourful and tranquil setting throughout the year.

A lovely paved seating area provides the perfect space for outdoor dining and relaxation and is complemented by an outside tap, a double external power socket, and a range of external up-and-down lights, making it equally enjoyable during the evenings. At the bottom of the garden is a generous area offering excellent potential to be adapted for a variety of uses. Subject to any necessary consents, it presents an ideal opportunity for the addition of a substantial workshop, home office, or garden studio.

The garden is enclosed by high-level fencing to the sides and a walled rear boundary, ensuring an excellent degree of privacy and creating a peaceful outdoor retreat all year round.

RESIDENTS PERMIT PARKING:

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household.

Approximate Size: 1,020 Square Ft.

Measurements are approximate and for guidance only. This includes the cellar store room.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and a combination of DOUBLE GLAZED hardwood sliding sash windows 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 on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D'

This rating is prior to any improvements works carried out by the existing owner. A NEW CERTIFICATE IS AWAITED/ ON ORDER. 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, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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.

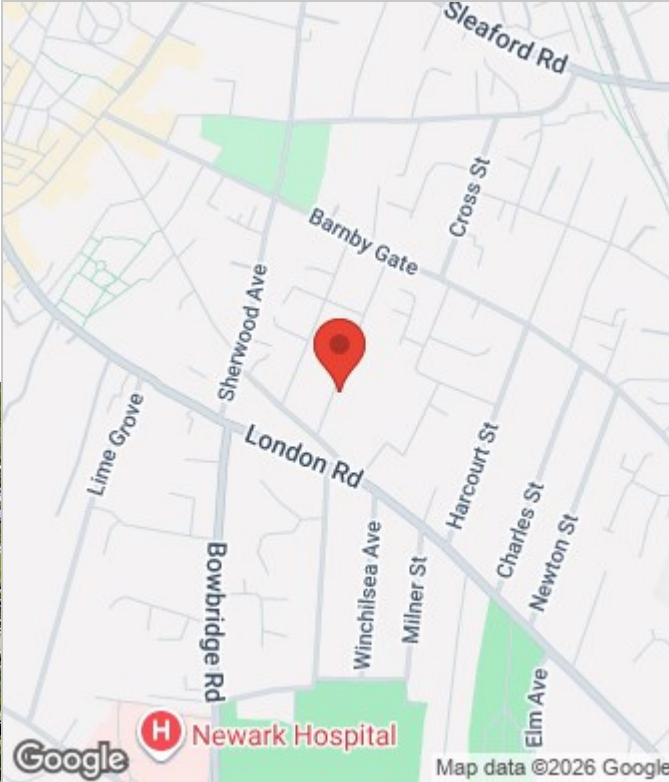
Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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