

1 Wesley House, Guildhall Street Newark, NG24 1UP



Book a Viewing

£170,000

Conveniently situated for Newark Town Centre, this three storey Town House has Ground Floor accommodation comprising an Entrance Hall, Cloakroom and Dining Kitchen with integrated appliances. First floor Living Room, Bedroom and Bathroom. Second Floor Bedroom, Dressing/Storage Room and Shower Room. This Grade II Listed period property boasts sash windows, high ceilings and versatile accommodation. There is a low maintenance garden area to the front and one allocated parking space.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE – Leasehold.

Length of Lease - 999 years from 1st March 2003 (978 years remaining as at November 2024).

Annual Service Charge Amount - £75.00 per month.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.





LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby Cities.

ENTRANCE HALL - Stairs to the First Floor accommodation with under stairs storage, tiled floor, radiator, doors to the WC and the Open Plan Kitchen Living Room.

OPEN PLAN KITCHEN LIVING ROOM - 23' 1" x 17' 11" (L-Shaped - Maximum Measurements) (7.04m x 5.46m)

LIVING AREA - With sash windows to the side and rear elevations, radiator and wood flooring which continues to the Kitchen Area.

KITCHEN AREA - Fitted with a range of wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, integrated fridge freezer, dishwasher and a washer dryer, fitted oven and gas hob with extractor fan over, sash window and a fitted cupboard housing the wall mounted boiler.

WC - With low-level WC, pedestal wash hand basin, extractor, radiator and tiled floor.

HALF LANDING - With wood flooring, stairs to the Second Floor and two built-in storage cupboards, one housing the hot water cylinder.

LANDING - With wood flooring, further steps and doors to a Bedroom and Living Room.

LIVING ROOM - 22' 11" x 9' 7" (Maximum Points) (6.99m x 2.92m) With sash windows to the front and side elevations, wood flooring, radiators and an electric fire suite.

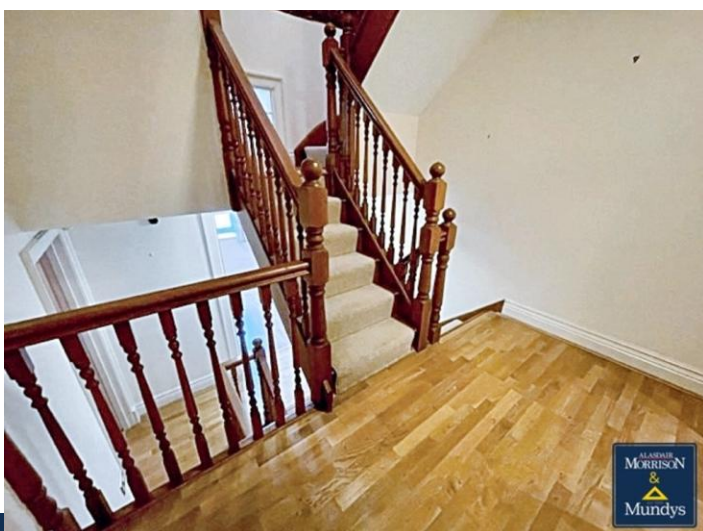
BEDROOM - 9' 10" x 9' 5" (Maximum Points) (3m x 2.87m) With sash window to the side elevation, laminate flooring and a radiator.

LANDING - Wood flooring, steps to a half landing and a door to the Bathroom.

BATHROOM - 8' 8" x 5' 5" (2.64m x 1.65m) Fitted with a white suite comprising a low-level WC, pedestal wash hand basin and a P-shaped bath with a mains fed shower over, extractor, radiator, tiled splash-back and tiled flooring.

HALF LANDING - With built-in storage cupboard and further steps to the next floor.

LANDING - With wood flooring which continues into a Bedroom and a door to a Shower Room.





SHOWER ROOM - 8' 11" x 5' 5" (2.72m x 1.65m) Fitted with a low-level WC, pedestal wash hand basin and shower cubicle with mains fed shower, access to loft space, extractor, radiator, tiled splash-back's and tiled flooring.

BEDROOM - 10' 1" x 9' 5" Reduced Head Height (3.07m x 2.87m) With window to the front elevation, wood flooring, radiator and a door leading to a Dressing Room / Storage Area.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here as not verified.

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Approx Gross Internal Area
111 sq m / 1197 sq ft



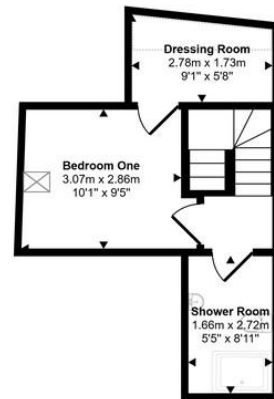
Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 39 sq m / 422 sq ft



Second Floor
Approx 12 sq m / 131 sq ft



Third Floor
Approx 23 sq m / 251 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

26 Kirkgate
Newark
NG24 1AB
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

