



**Welland Close, Newark NG24 2HE**

**welcome to**

**Welland Close, Newark**

**\*\*NO CHAIN\*\*** This substantially extended, detached family home is ideally located within a short distance of Newark town centre and Northgate train station. Briefly comprising of kitchen, two reception rooms, three double bedrooms, ensuite, family bathroom, driveway, garage and front & rear gardens.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Kitchen**

Being entered via a door from the side, with a range of fitted wall and base units with work surfacing over, one and a half bowl sink, oven, gas hob, extractor, plumbing for washing machine, boiler, radiator, windows to the front and rear

## **Lounge**

Featuring a fireplace with log burner, radiator, two windows to the front and patio doors.

## **Dining Room**

There is a radiator, understairs storage cupboard, window to the front and patio doors to the rear.

## **Cloakroom**

Fitted with a wash hand basin, WC, heated towel rail and obscure window to the front.

## **First Floor Landing**

Having a radiator, storage cupboard and window to the rear.

## **Bedroom One**

Having a radiator, window to the rear alongside two fitted walk-in wardrobes, one of which could easily be made into an ensuite.

## **Bedroom Two**

Having a radiator and windows to the side and rear.

## **Ensuite**

Fitted with a bath with shower over, wash hand basin, WC and heated towel rail.

## **Bedroom Three**

There is a radiator and window to the front.

## **Bathroom**

Fitted with a suite comprising of a shower cubicle, bath, his 'n' hers wash hand basins, WC, heated towel rail and obscure window to the front.

## **Outside Front**

To the front of the property there is a large driveway providing parking for multiple vehicles.

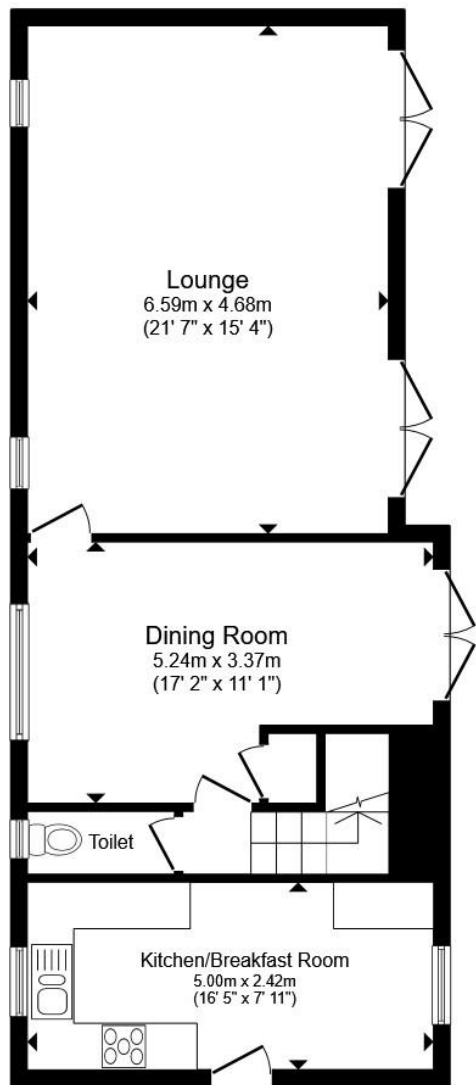
## **Rear Garden**

The rear garden is private and very generous in size, being mainly laid to lawn with a patio area and holds excellent potential for outdoor entertaining or further extension possibilities.

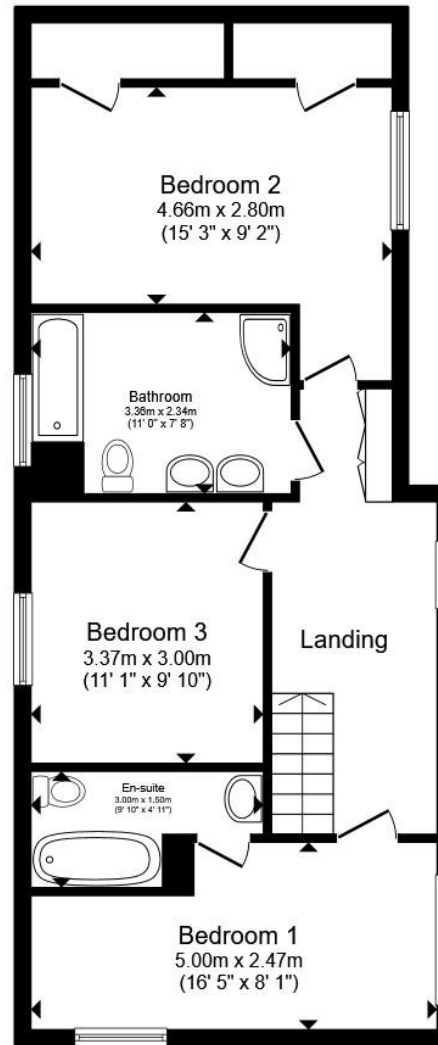


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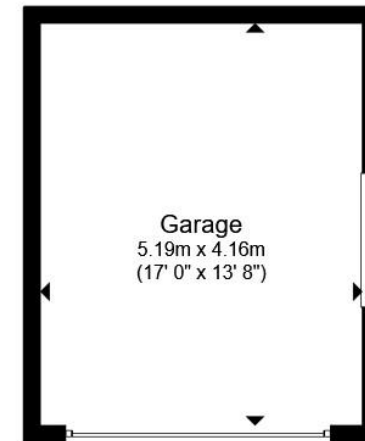




**Ground Floor**



**First Floor**



**Garage**

Total floor area 152.6 m<sup>2</sup> (1,643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Welland Close, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED FAMILY HOME
- SUBSTANTIALLY EXTENDED

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

guide price

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK106618 - 0004

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