



Cannon Close, Newark



**Guide Price £250,000 to £260,000**

- Detached Bungalow
- Two Bedrooms, Formerly Three Bedrooms
- Lounge Open to Dining Room
- Kitchen/Diner
- Low Maintenance Rear Garden
- Attached Single Garage
- Council Tax band: D
- Tenure: Freehold
- EPC Rating: D





This lovely, detached bungalow is situated in an extremely popular location off Beacon Hill Road, providing convenient access to the Newark town centre and the A1. Built originally as a three bedroom property this spacious bungalow is currently being used as a two bedroom and offers flexibility should a buyer require to revert back to three bedrooms. This attractive and well presented bungalow has accommodation comprising of; an entrance porch, entrance hallway, spacious lounge with patio doors leading to the rear garden and an open plan dining area off (formerly bedroom two), a spacious dining kitchen, two bedrooms and a shower room. The property benefits from gas central heating, UPVC double glazing, attached garage with driveway and lovely gardens. NO CHAIN.

## ACCOMMODATION - ROOMS & MEASUREMENTS

### Entrance Porch

### Entrance Hallway

4.17m x 1.65m (13'8 x 5'5) maximum measurements



### Lounge

4.80m x 3.99m (15'9 x 13'1)

### Bedroom Three/ Dining Area

3.38m x 2.62m (11'1 x 8'7)

### Kitchen/Diner

5.05m x 2.79m (16'7 x 9'2)

### Bedroom One

3.86m x 3.25m (12'8 x 10'8) maximum measurements

### Bedroom Two

2.79m x 2.08m (9'2 x 6'10)

### Shower Room

3.0m x 2.03m (9'10 x 6'8)

### Single Garage

6.73m x 2.51m (22'1 x 8'3)

### Services

Mains gas, electricity, water and drainage are connected.





## 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.

## 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 cannot be taken to be accurate, they are given as a guide only.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## 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 £300 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 chose to arrange a survey through them. For more information please call the office.





# Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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