



Park Crescent, Newark



Asking Price £160,000

- Semi Detached Home
- Corner Plot Position
- Requiring Modernisation
- Three Bedrooms
- Two Reception Rooms
- Kitchen & F/F Bathroom
- Garage & Driveway
- No Chain
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: F



Marketed with NO CHAIN. Requiring modernisation, this semi detached home offers fantastic potential with this home occupying a delightful corner plot position, with superb scope for extension (subject to relevant planning). This property is located within a popular residential area, with superb access available to the A1 & A46, as well as being within walking distance of the main line Newark North Gate train station.

The property's accommodation comprises: entrance porch, entrance hallway, bay fronted lounge, separate dining room, kitchen, and to the first floor there are three bedrooms and a bathroom. From the kitchen door, there is a small lean to with access to an outside WC and store. The property is approached with a gated driveway providing off street parking, leading up to a garage, with a range of mature shrubs and trees to borders. The rear garden requires some attention but is enclosed and offers great potential. Other features of this home include a mix of UPVC double glazing and wooden windows, and there is currently has no central heating (gas is connected to the property).



ACCOMMODATION - Rooms & Measurements

Entrance Porch 2.82m x 0.48m (9'3 x 1'7)

Entrance Hallway 4.29m x 2.11m (14'1 x 6'11)
maximum measurements

Lounge 3.96m x 3.96m (13'0 x 13'0)
maximum measurements, into bay window

Dining Room 3.68m x 3.66m (12'1 x 12'0)
maximum measurements

Kitchen 2.72m x 2.13m (8'11 x 7'0)
maximum measurements

First Floor Landing

Bedroom One 3.66m x 3.38m (12'0 x 11'1)
maximum measurements

Bedroom Two 3.66m x 3.63m (12'0 x 11'11)

Bedroom Three 2.34m x 2.11m (7'8 x 6'11)

Bathroom 2.11m x 1.78m (6'11 x 5'10)

Lean To 1.90m x 1.07m (6'3 x 3'6)

Outside WC 1.32m x 0.76m (4'4 x 2'6)

Outside Store 1.32m x 0.76m (4'4 x 2'6)

Agent's Note

We have been advised that the property is unregistered and that the deed pack has been mislaid, and whilst they are currently being searched for, steps are being taken to reconstitute the title to allow registration to take place at Land Registry. For more information on this, please contact the office on 01636 706444.

Agent's Note - Windows

The property has a mixture of UPVC double glazing and wooden single glazing.

Services

Mains gas (no central heating), 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 are taken internally and cannot be assumed 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.

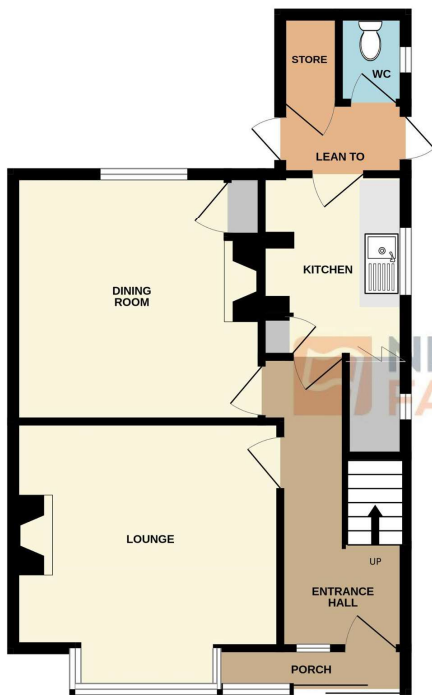
Anti-Money Laundering Regulations

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 £350 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.

GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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