



Hounsfeld Close, Newark



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Guide Price £150,000 to £160,000



Key Features

- Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge & Kitchen
- First Floor Bathroom
- Off Street Parking & Rear Garden
- Ideal First Time Home
- No Chain
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN. Representing a fantastic first time home, this semi detached property is pleasantly positioned within a popular residential area of Newark, offering superb access to the A1 and a host of local amenities.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge with useful storage cupboard, kitchen with provision for a free standing cooker, whilst the first floor boasts a family bathroom suite and two double bedrooms, both of which having a form of fitted wardrobes.

Outside, the property is accessed via a shared drive entrance with this home then enjoying a private gravelled driveway. The rear garden is a blank canvas but is deceptive in its size. It is predominantly laid to lawn. Other features of this home include gas central heating via a relatively recent installed boiler (October 2023) and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'1" x 4'9" (1.2m x 1.4m)

Lounge 12'1" x 17'3" (3.7m x 5.3m)

maximum measurements

Kitchen 6'9" x 12'1" (2.1m x 3.7m)

First Floor Landing

Bedroom One 11'2" x 12'1" (3.4m x 3.7m)

maximum measurements

Bedroom Two 6'11" x 12'1" (2.1m x 3.7m)

Bathroom 5'5" x 8'6" (1.7m x 2.6m)

maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

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

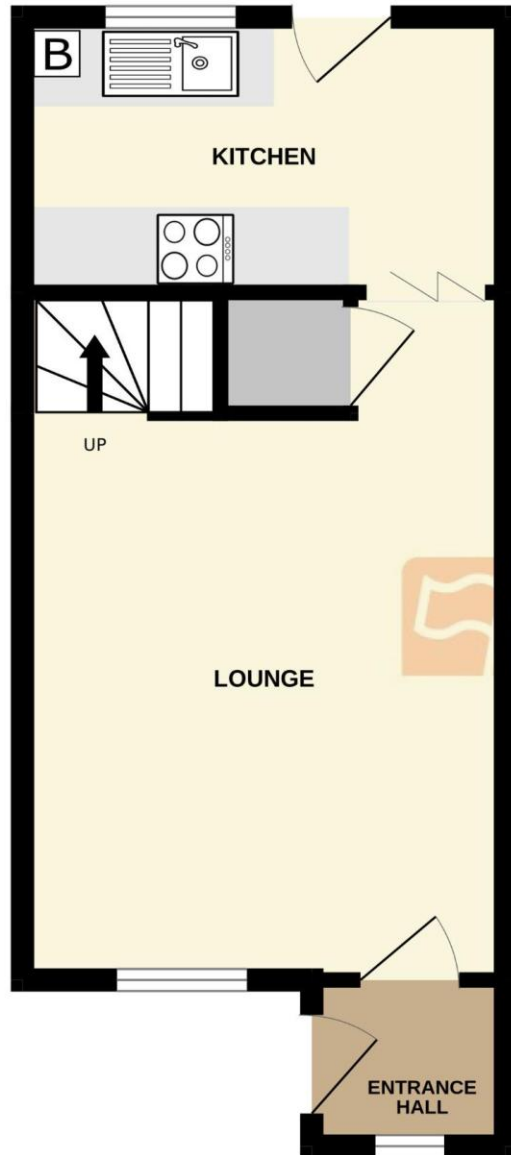
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

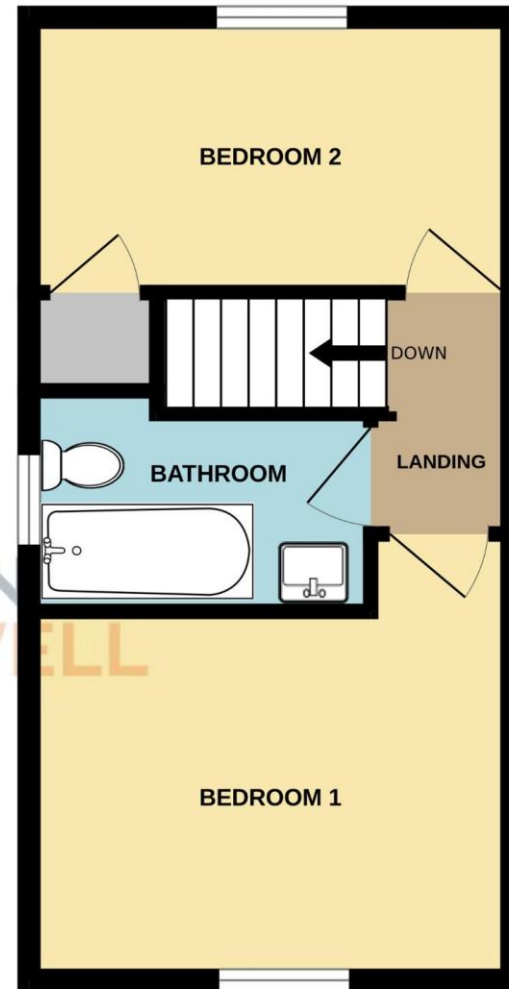
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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



NEWTON
FALLOWELL



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

