



Cranmer Road, Newark



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Guide Price £150,000 to £160,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Shower Room & Separate W/C
- Dual Aspect Lounge
- Kitchen & Dining Area
- Generous Rear Garden
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





Marketed with NO CHAIN. Requiring a degree of modernisation throughout, this semi detached home benefits from superb potential with scope for extension (subject to relevant planning) with a generous plot, and a garage/driveway to the side.

The property's accommodation comprises to the ground floor: inviting entrance hallway, spacious dual aspect lounge and kitchen with an opening to a dining area. The first floor has three well-proportioned bedrooms, two of which having built in storage, and a further modernised shower room with separate WC.



Outside, this home enjoys a low maintenance frontage with a gated driveway providing off street parking, and access to a single garage. The rear garden is deceptive in its size and is predominantly laid to lawn with a generous paved entertaining area. Other features of this home include gas central heating and UPVC double glazed.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway 11'5" x 5'10" (3.5m x 1.8m)

Lounge 19'10" x 10'11" (6m x 3.3m)

Kitchen 11'6" x 7'11" (3.5m x 2.4m)
maximum measurements

Dining Area 11'4" x 5'2" (3.5m x 1.6m)

First Floor Landing

Bedroom One 14'1" x 10'11" (4.3m x 3.3m)
maximum measurements

Bedroom Two 14'0" x 8'4" (4.3m x 2.5m)

Bedroom Three 8'0" x 7'11" (2.4m x 2.4m)

Shower Room 5'4" x 5'2" (1.6m x 1.6m)

W/C 5'11" x 2'6" (1.8m x 0.8m)



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.

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.

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.



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.

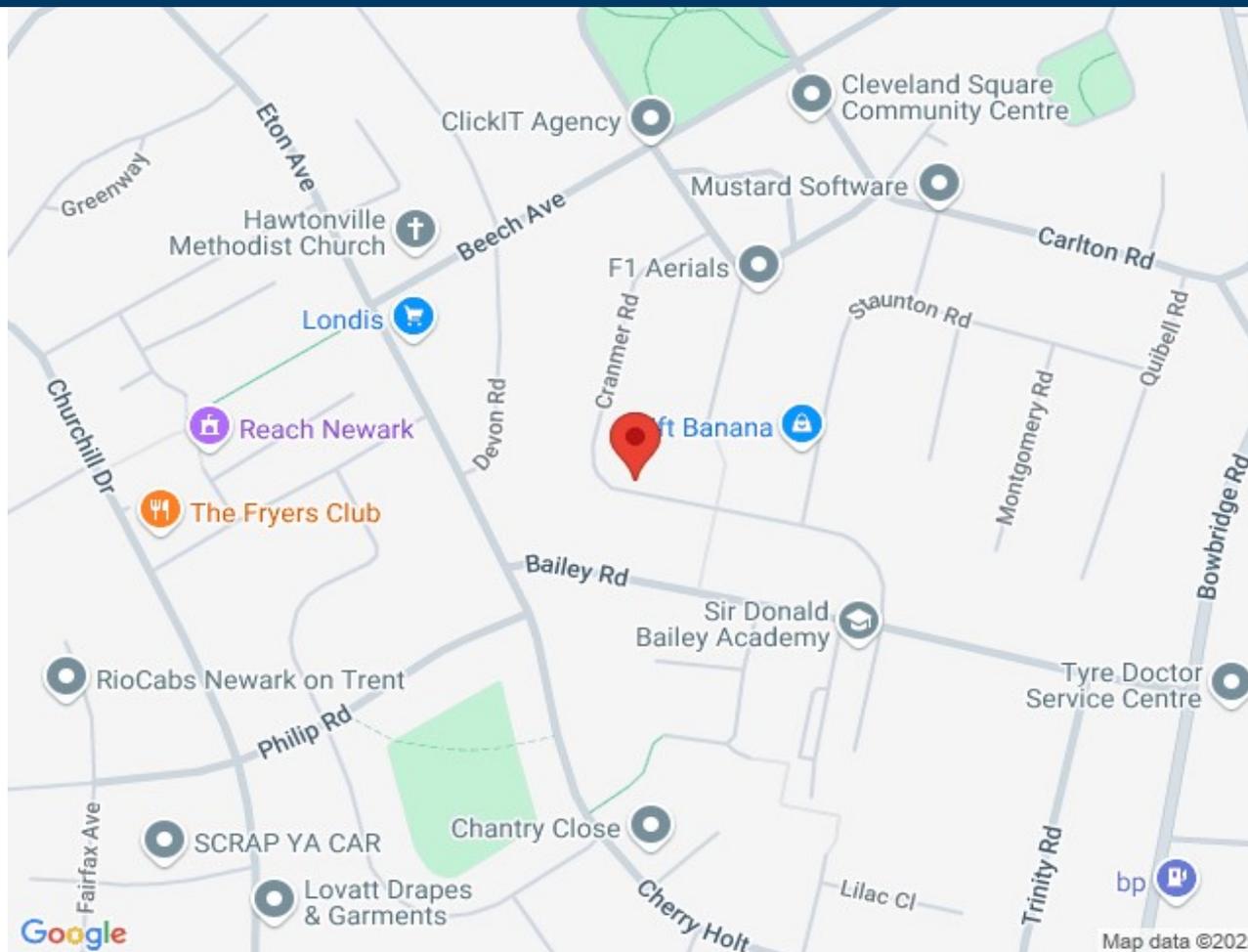


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

