



Cannon Close, Newark



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Guide Price £210,000 to £220,000



Key Features

- Modern Semi Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge & Conservatory
- Bay Fronted Dining Kitchen
- Detached Garage & Driveway
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN! Enjoying a pleasant SOUTH FACING plot in the popular 'Beacon Heights' area of Newark, this modern semi detached home boasts a tucked away position within a cul-de-sac with superb access to the A1, as well as Newark town centre.

The property's accommodation comprises to the ground floor: entrance hall, W/C, dual aspect dining kitchen with bay window to the front, and appliances to include a four ring electric hob and electric oven, spacious lounge with French doors through to a conservatory, and a further set of French doors opening to the rear garden. The first floor has a family bathroom suite, and three bedrooms, the smallest currently utilised as a dressing room and the main bedroom enjoys an ensuite shower room.

Externally, this home benefits from a tarmac driveway that extends down the side of the property providing off street parking, and leads up to a detached brick garage. The SOUTH FACING rear garden has been designed for low maintenance with a generous paved seating area and the rest predominantly gravelled. Other features include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 12'0" x 2'9" (3.7m x 0.8m)

Ground Floor W/C 5'8" x 3'0" (1.7m x 0.9m)

Dining Kitchen 13'9" x 9'6" (4.2m x 2.9m)
maximum measurements

Lounge 16'3" x 12'6" (5m x 3.8m)
maximum measurements

Conservatory 10'1" x 9'1" (3.1m x 2.8m)

First Floor Landing

Bedroom One 11'11" x 9'6" (3.6m x 2.9m)
maximum measurements

Ensuite Shower Room 6'4" x 4'6" (1.9m x 1.4m)
maximum measurements

Bedroom Two 9'8" x 9'7" (2.9m x 2.9m)

Bedroom Three 9'8" x 4'6" (2.9m x 1.4m)
excluding wardrobes

Bathroom 8'5" x 6'5" (2.6m x 2m)
maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Restrictive Covenants

We believe there are Restrictive Covenants within the Title Deeds that apply to this property.

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 – MATERIAL INFORMATION

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.

Agent's Note - Sales Particulars

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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.

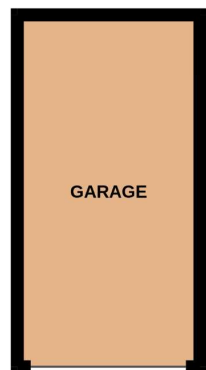
Referrals

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

