



Clarks Lane, Newark

 3  1  2

Asking Price £180,000



Key Features

- Semi Detached Home
- Three Bedrooms
- F/F Shower Room & G/F WC
- Lounge, Garden Room & Kitchen
- Generous Enclosed Rear Garden
- Off Street Parking
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Nestled in the corner of a quiet cul-de-sac, this semi-detached home boasts off street parking to the side, wonderful generous enclosed rear garden and a brilliant garden room. This property would make a superb first-time home and is conveniently located within walking distance of the town centre and the main line train station with links to London Kings Cross.

The property's accommodation comprises: entrance hall, ground floor W/C, kitchen with four ring gas hob and electric oven, spacious lounge, garden room with French doors to the rear garden, and to the first floor there are three bedrooms and a shower room.

Outside, this home has a small lawned frontage with a tarmac driveway to the side of the property. The rear garden benefits from a wonderful degree of privacy and is predominantly laid to lawn with a paved seating area and a variety of mature plants/shrubs to borders. Other features include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 9'10" x 3'6" (3m x 1.1m)

Ground Floor WC 6'2" x 2'10" (1.9m x 0.9m)

Kitchen 9'9" x 7'6" (3m x 2.3m)

Lounge 15'3" x 14'7" (4.6m x 4.4m)
maximum measurements

Garden Room 9'1" x 8'1" (2.8m x 2.5m)

First Floor Landing

Bedroom One 13'0" x 7'11" (4m x 2.4m)

Bedroom Two 12'1" x 7'11" (3.7m x 2.4m)

Bedroom Three 8'0" x 6'4" (2.4m x 1.9m)

Shower Room 6'4" x 6'3" (1.9m x 1.9m)



Agent's Note

The current vendor has advised of potential building to the rear of the property. Contact the office for more details.

Services

Mains gas, electricity, water and drainage are connected.

Restrictive Covenants

We believe there are Restrictive Covenants 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.

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 - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

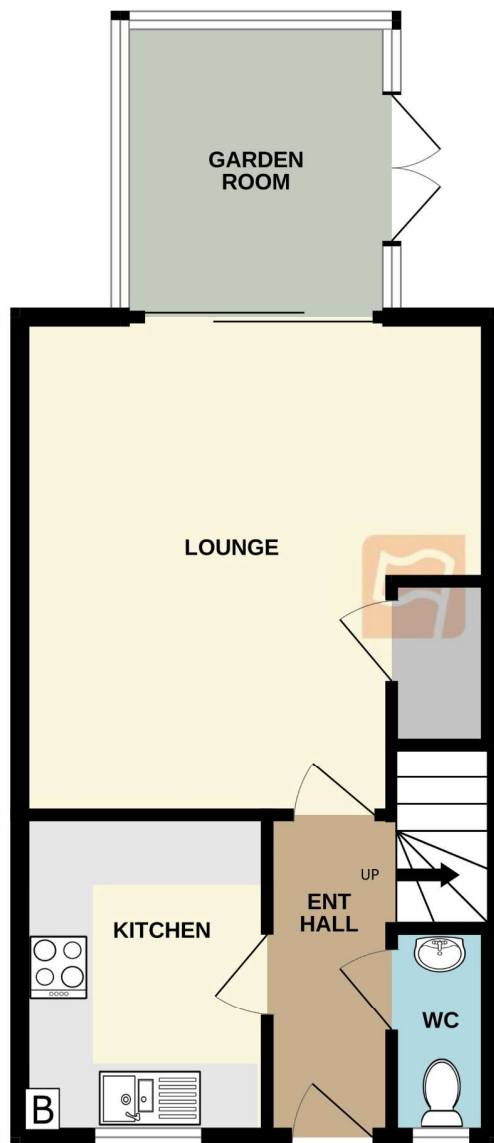
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

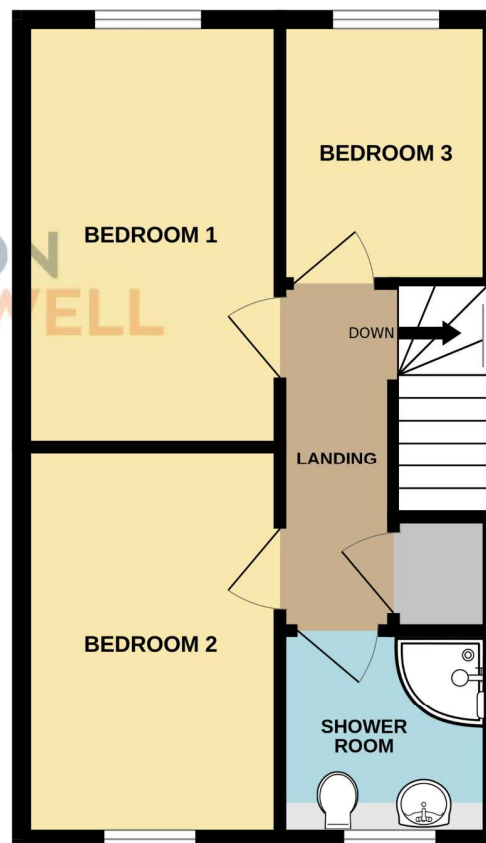
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

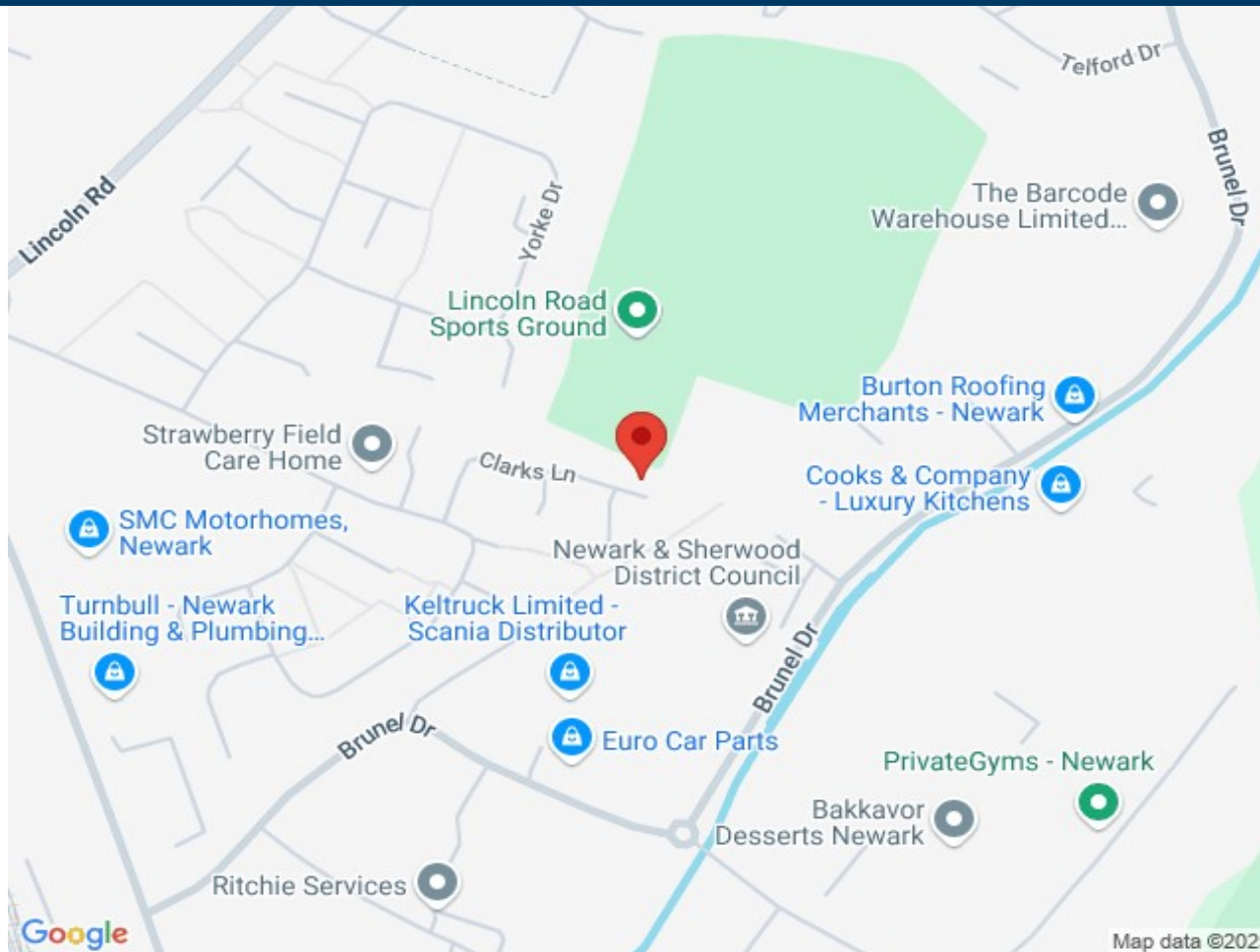


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

