



Staunton Road, Newark



Asking Price £180,000



Key Features

- Semi Detached Home
- Corner Plot Location
- Three Bedrooms
- Spacious Lounge & F/F Bathroom
- Dining Kitchen & Utility
- Enclosed Rear Garden
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Benefiting from a fantastic corner plot position within a popular residential area of Newark, this semi-detached home has superb potential with a large garage and variety of outbuildings and boasts a SOUTH FACING rear garden. The property had a new boiler in March 2025 and has also been re-wired in 2022 which was completed to future proof the property to include smoke heat alarms, and surge protection.

The property's accommodation comprises to the ground floor: entrance hallway, spacious lounge, dining kitchen with appliances to include a free-standing gas cooker with hob, separate fridge and freezer, and an opening through to a utility room. The first floor has three well-proportioned bedrooms and a family bathroom suite.

Outside, the property enjoys a generous frontage with a block paved driveway providing off street parking and gives access to the garage. The rear garden is enclosed and has a paved seating area with a lawned area and gives access to the outbuildings. The outbuildings and garage are fitted with electrics. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 10'0" x 6'1" (3m x 1.9m)

maximum measurements

Lounge 13'5" x 12'5" (4.1m x 3.8m)

Dining Kitchen 12'11" x 9'8" (3.9m x 2.9m)

majority measurements

Utility Room 9'7" x 5'5" (2.9m x 1.7m)

First Floor Landing 8'2" x 7'7" (2.5m x 2.3m)

Bedroom One 12'10" x 10'11" (3.9m x 3.3m)

Bedroom Two 10'11" x 10'5" (3.3m x 3.2m)

Bedroom Three 9'3" x 7'7" (2.8m x 2.3m)

maximum measurements

Bathroom 7'8" x 5'6" (2.3m x 1.7m)

Outbuildings:

Store 1 8'1" x 8'0" (2.5m x 2.4m)

maximum measurements

Store 2 5'5" x 2'9" (1.7m x 0.8m)

Garage

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.

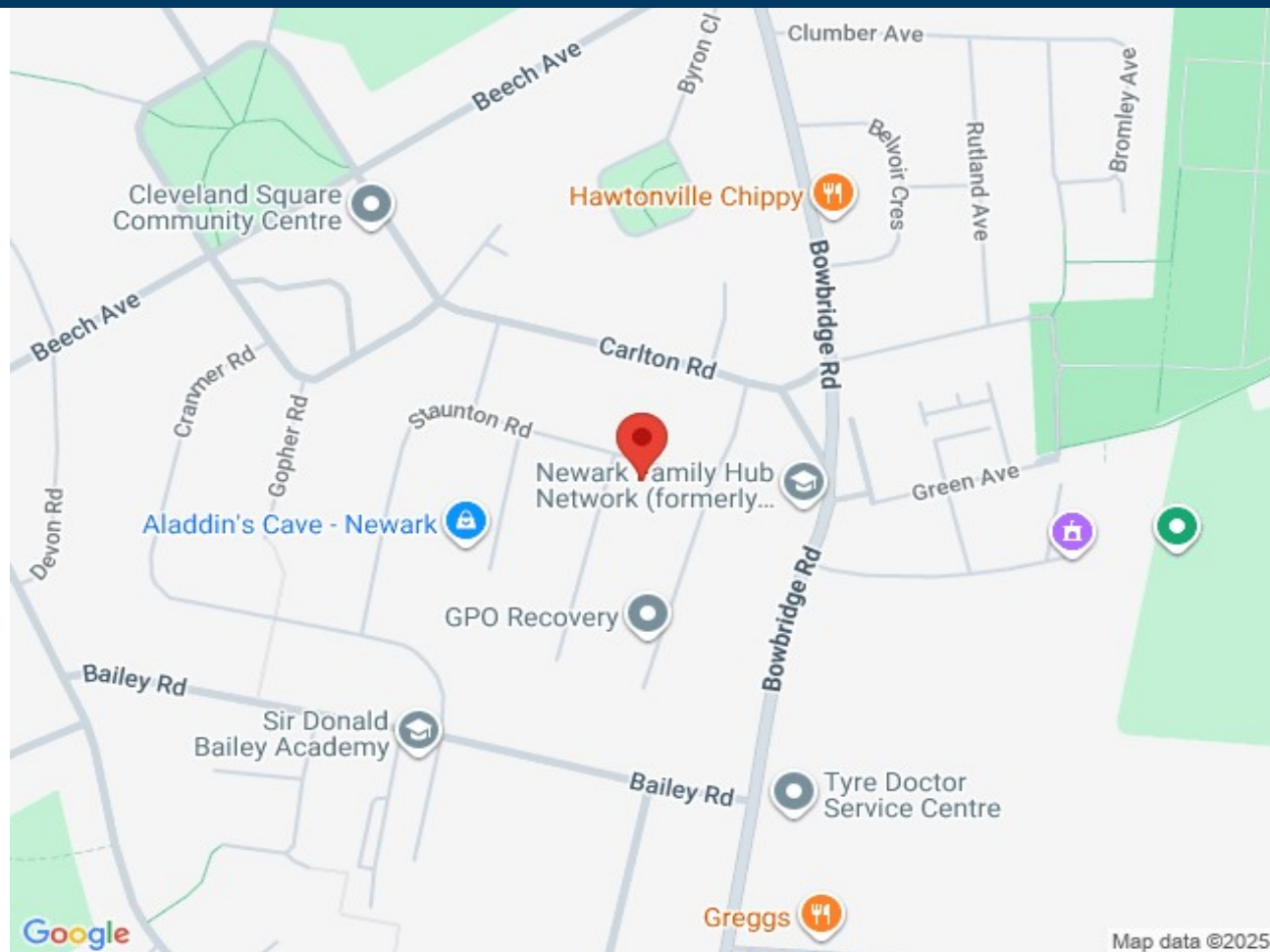
Referrals

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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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		