



Staunton Road, Newark



3



1



1

Asking Price £180,000

 3  1  1

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

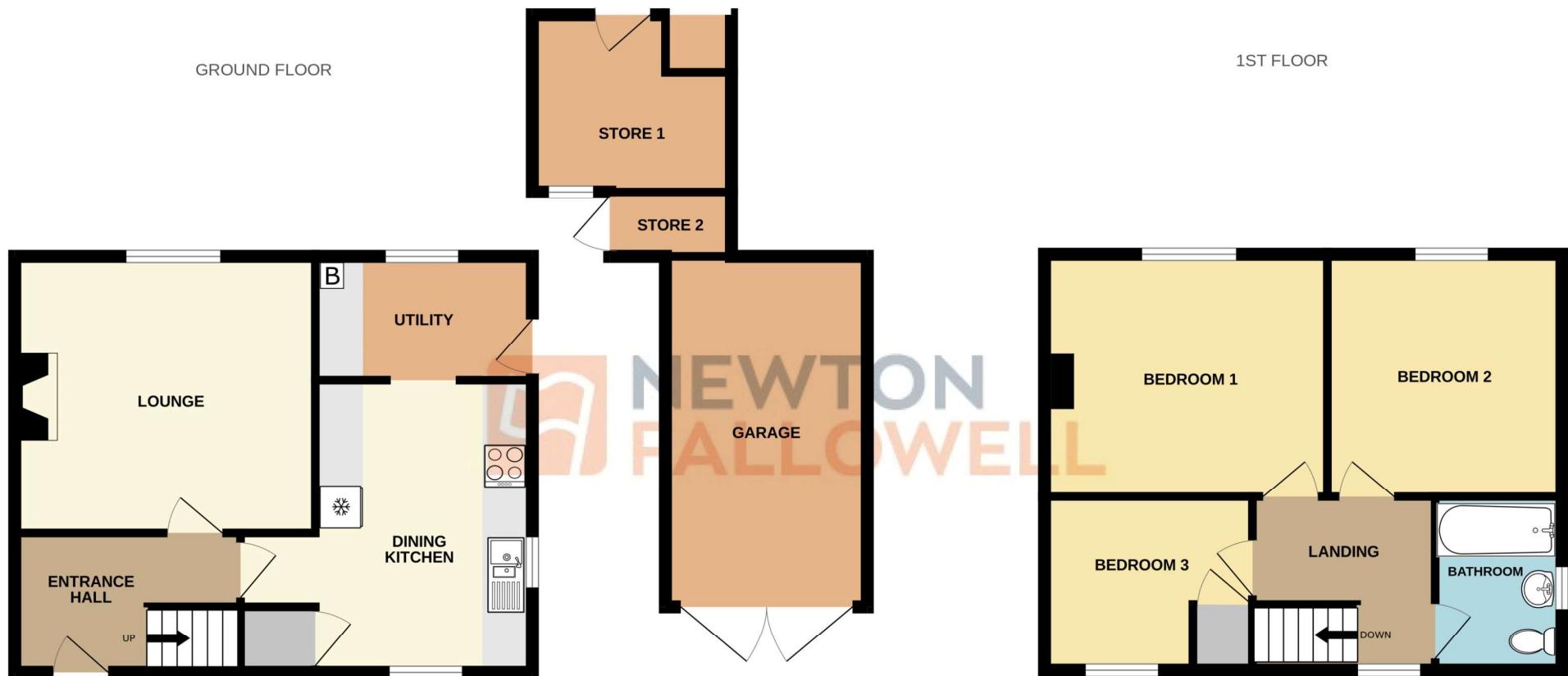
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

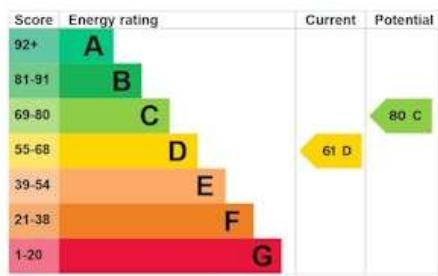
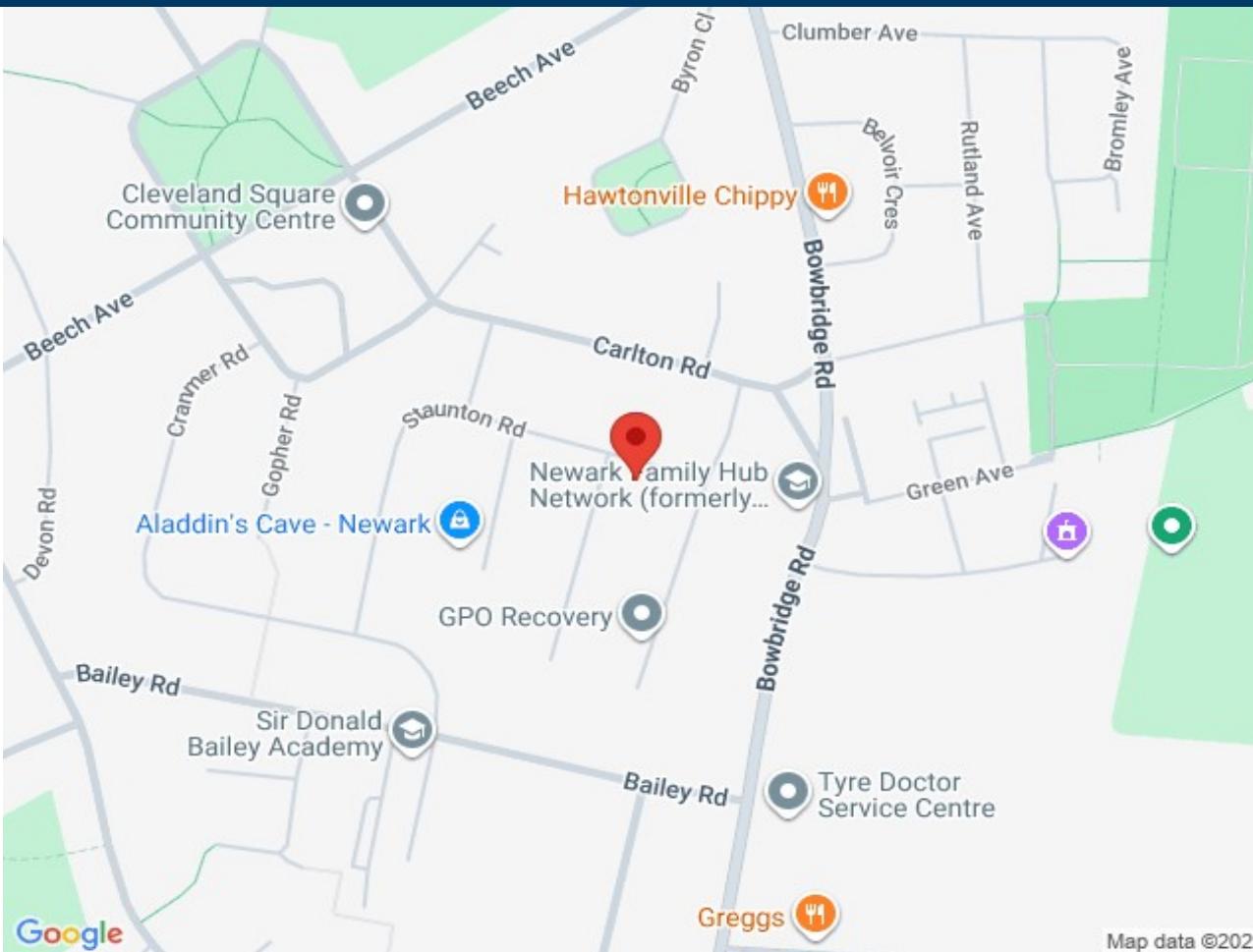
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.





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.
Made with Metropix ©2025



 **NEWTONFALLOWELL**

12-14 Middle Gate, Newark, NG24 1AG

01636 706444 - newark@newtonfallowell.co.uk