



Harrisons Way, Newark



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Guide Price £170,000 to £175,000



Key Features

- Town Centre Location
- Modern Semi Detached Home
- Three Bedrooms
- Breakfast Kitchen & Lounge/Diner
- F/F Bathroom & G/F WC
- Off Street Parking
- No Chain
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN Positioned within a quiet cul-de-sac location, this modern semi-detached property falls within walking distance of Newark Town Centre, as well as close proximity to Newark North Gate and Castle Gate train stations. Presenting a fantastic first-time purchase with a home ready to move straight into, the property's accommodation comprises to the ground floor: entrance hallway, WC, spacious lounge/diner with French doors opening to the rear garden and breakfast kitchen with four ring electric hob, electric oven and fridge freezer. The first floor has a family bathroom suite and three bedrooms, with the main bedroom benefiting from built in wardrobes.

Externally, this home has off street parking available to the front and a west facing low maintenance rear garden, perfect for catching the sun at the end of the day. 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 9'11" x 3'5" (3m x 1m)

maximum measurements

Ground Floor WC 5'7" x 3'2" (1.7m x 1m)

Breakfast Kitchen 14'5" x 7'7" (4.4m x 2.3m)

maximum measurements

Lounge/Diner 16'3" x 14'6" (5m x 4.4m)

maximum measurements

First Floor Landing

Bedroom One 11'5" x 9'10" (3.5m x 3m)

maximum measurements

Bedroom Two 10'0" x 7'5" (3m x 2.3m)

Bedroom Three 6'10" x 6'9" (2.1m x 2.1m)

Bathroom 7'9" x 5'11" (2.4m x 1.8m)

maximum measurements

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.

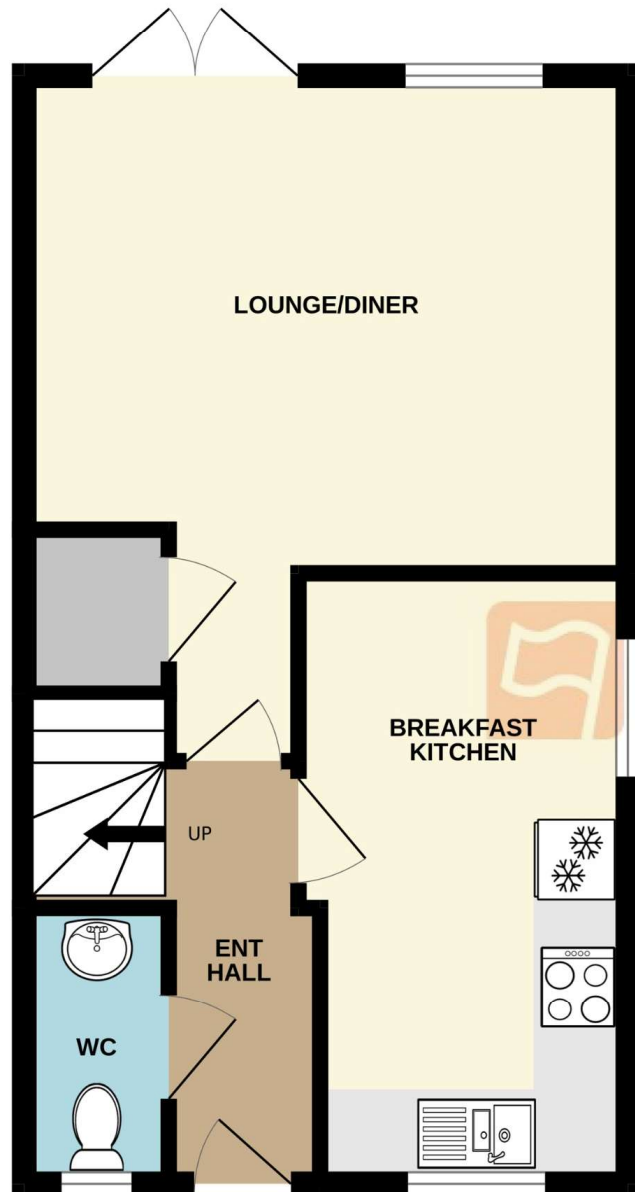
Anti-Money Laundering Regulations

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.

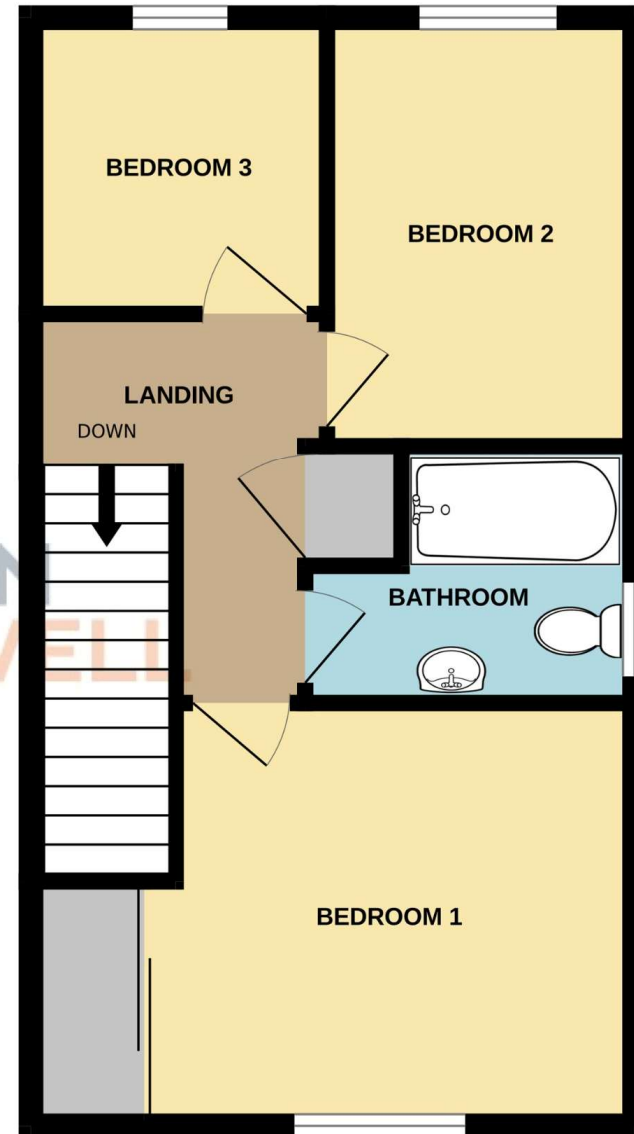
Referrals

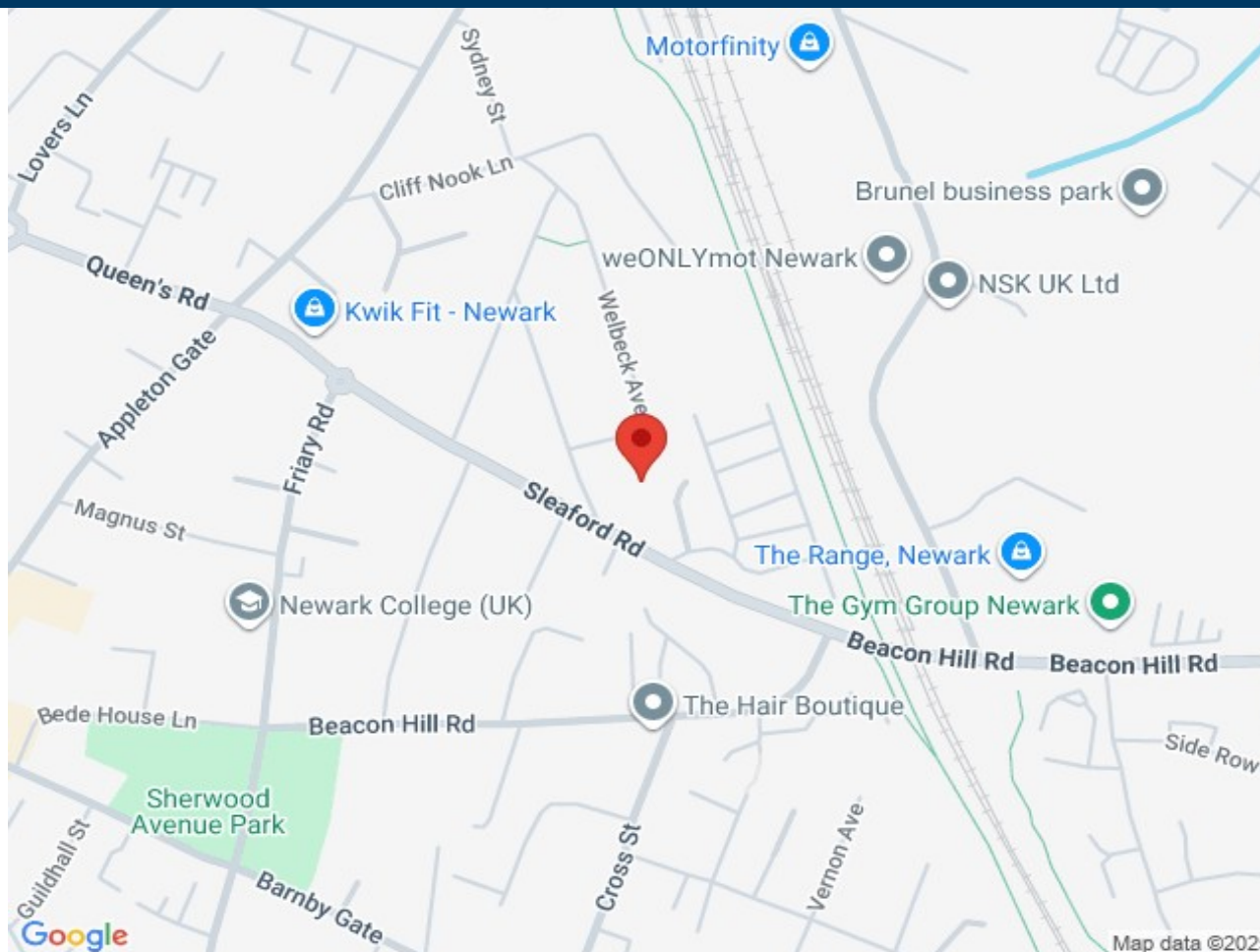
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

