



Ringrose Close, Newark



3



1



2

Asking Price £220,000



Key Features

- Detached House
- Three Bedrooms
- Luxurious Family Bathroom
- Modern Kitchen
- Dual Aspect Lounge/Diner & Conservatory
- Detached Garage & Driveway
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Located in the popular 'Beacon Heights' area of Newark, this detached home benefits from a deceptively generous plot, with off street parking for numerous vehicles as well as a DETACHED BRICK GARAGE. Having undergone a degree of modernisation with a new kitchen, bathroom and boiler, this home still provides great potential for a buyer to make it their own.

The property's accommodation comprises to the ground floor: entrance hallway, dual aspect lounge/diner, conservatory and modern kitchen with appliances to include a four-ring gas hob and double electric oven. The first floor benefits from a fantastic family bathroom suite and three bedrooms.

Outside, the property has a low maintenance frontage with a driveway to the side of the property that extends to provide off street parking for multiple vehicles. Access can also be given to the detached brick garage. The garden wraps around the property with a paved seating area, lawned area and a variety of mature trees/shrubs to borders. Other features 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 12'3" x 5'11" (3.7m x 1.8m)
maximum measurements

Lounge/Diner 19'10" x 11'5" (6m x 3.5m)
maximum measurements

Kitchen 11'8" x 9'1" (3.6m x 2.8m)
maximum measurements

Conservatory 15'10" x 13'11" (4.8m x 4.2m)
maximum measurements

First Floor Landing

Bedroom One 11'3" x 8'8" (3.4m x 2.6m)
maximum measurements

Bedroom Two 11'0" x 8'3" (3.4m x 2.5m)
maximum measurements

Bedroom Three 8'1" x 6'2" (2.5m x 1.9m)
maximum measurements

Bathroom 8'7" x 6'3" (2.6m x 1.9m)
maximum measurements

Agent's Note

The windows and door in the Conservatory are not UPVC double glazed.

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.

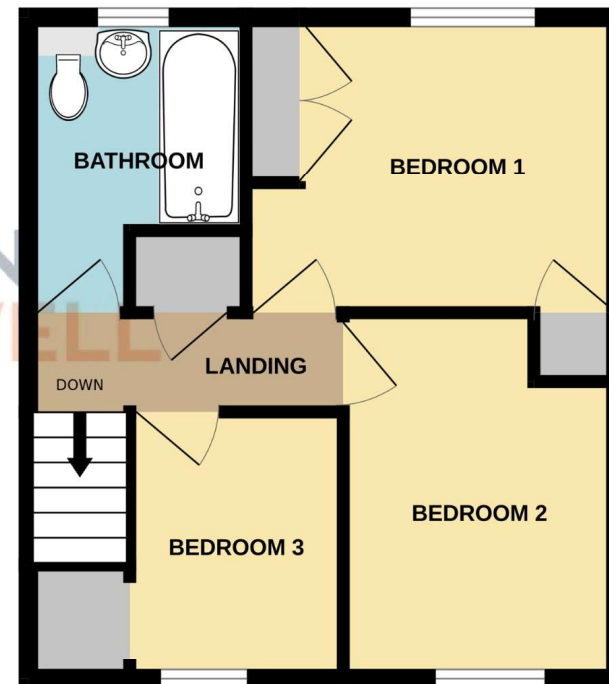
Referrals

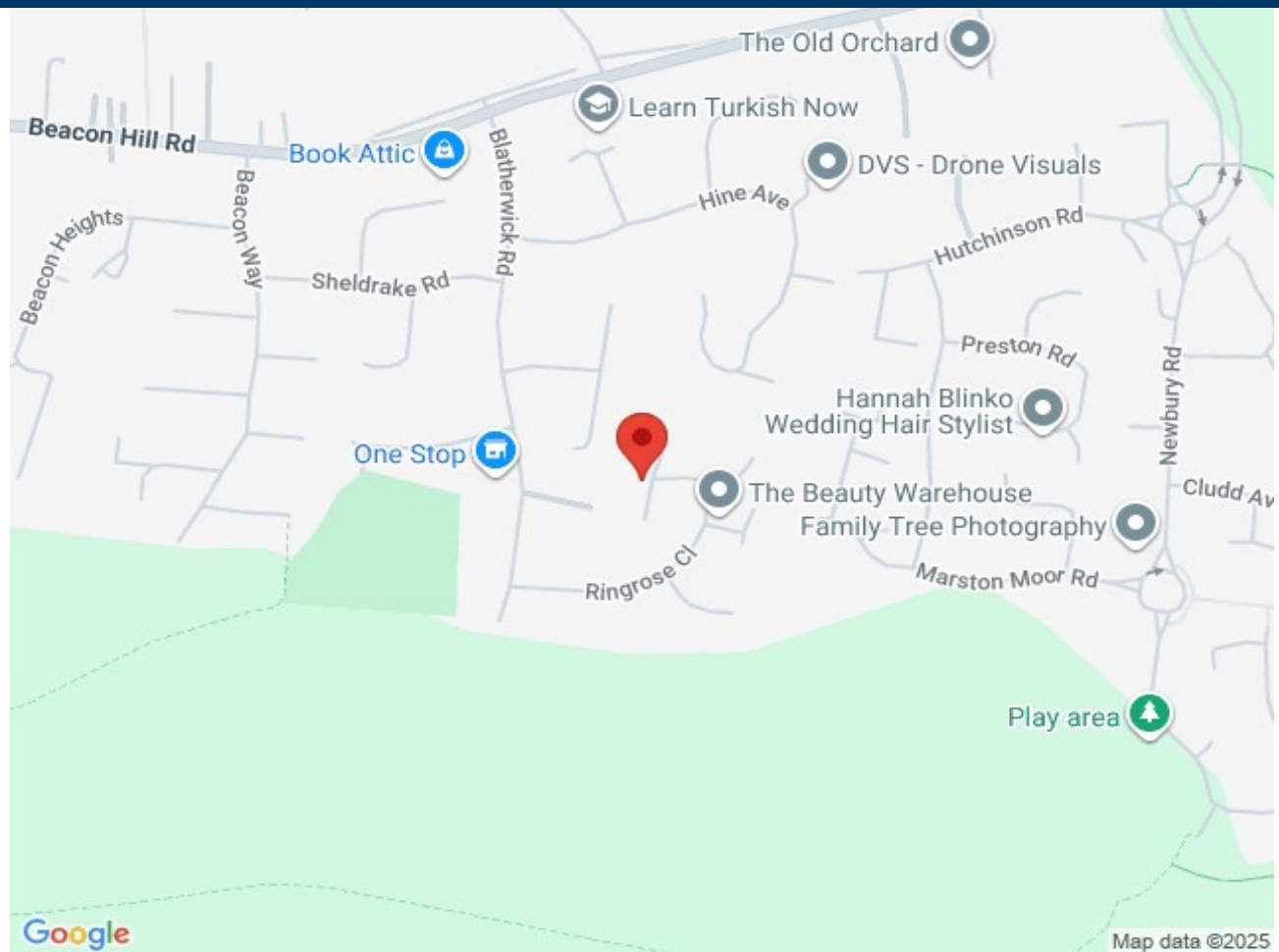
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GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

