



Clarks Lane, Newark

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Guide Price £160,000 to £165,000



Key Features

- Modern Semi Detached Home
- Two Well-Proportioned Bedrooms
- Quality Family Bathroom Suite
- Spacious Lounge
- Breakfast Kitchen Area
- Enclosed Rear Garden
- No Chain
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN! Enjoying a convenient location within a popular residential cul-de-sac, this modern semi-detached home falls within walking distance of Newark town centre as well as Newark North Gate train station with connections to London Kings Cross. The property's well-presented accommodation comprises: entrance hall, spacious lounge with stairs rising to the first floor and an opening to the breakfast kitchen which has a four-ring gas hob and electric oven, with the first floor benefiting from two good sized bedrooms and a quality family bathroom suite.

Outside, this home enjoys a block paved and tarmac driveway to the front providing off street parking for at least two vehicles. The rear garden represents a brilliant blank canvas with a lawned area and further fenced off area which offers great potential for those who are green fingered. 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 4'2" x 3'5" (1.3m x 1m)

Lounge 16'3" x 12'2" (5m x 3.7m)

maximum measurements

Breakfast Kitchen 12'2" x 6'11" (3.7m x 2.1m)

First Floor Landing

Bedroom One 12'2" x 9'11" (3.7m x 3m)

maximum measurements

Bedroom Two 12'2" x 6'11" (3.7m x 2.1m)

Bathroom 8'9" x 4'8" (2.7m x 1.4m)

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.

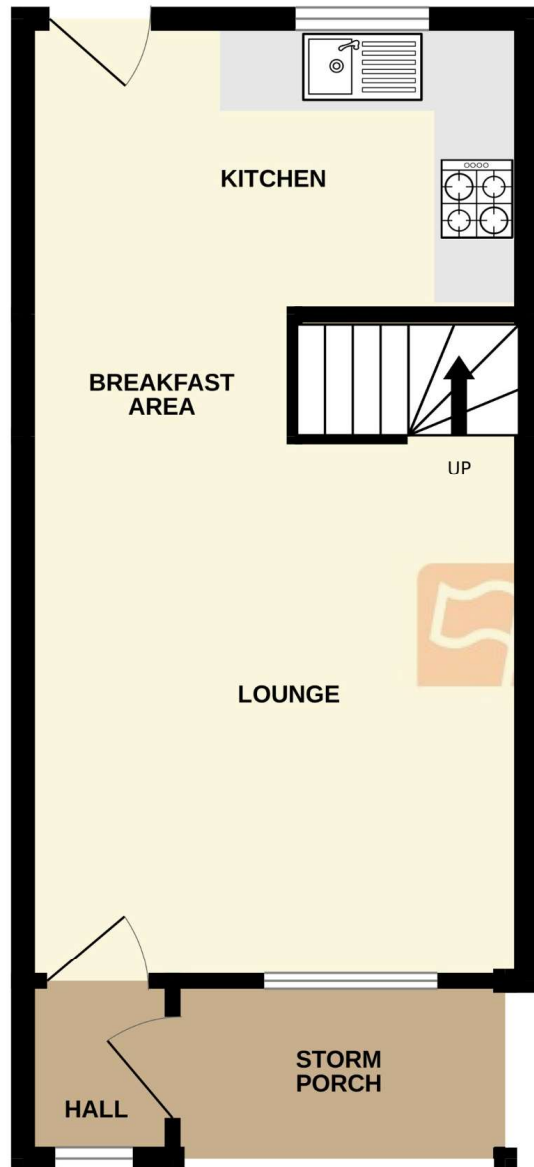
Anti-Money Laundering Regulations

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.

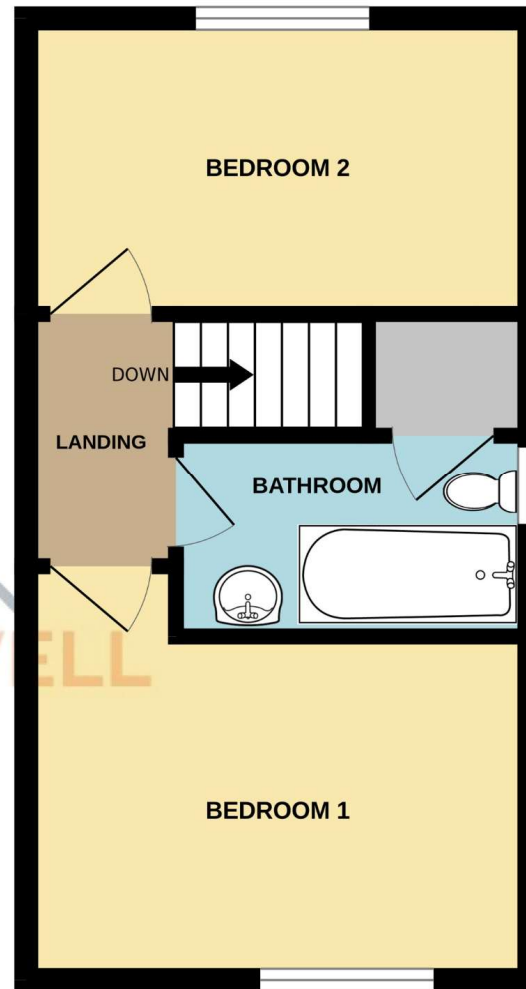
Referrals

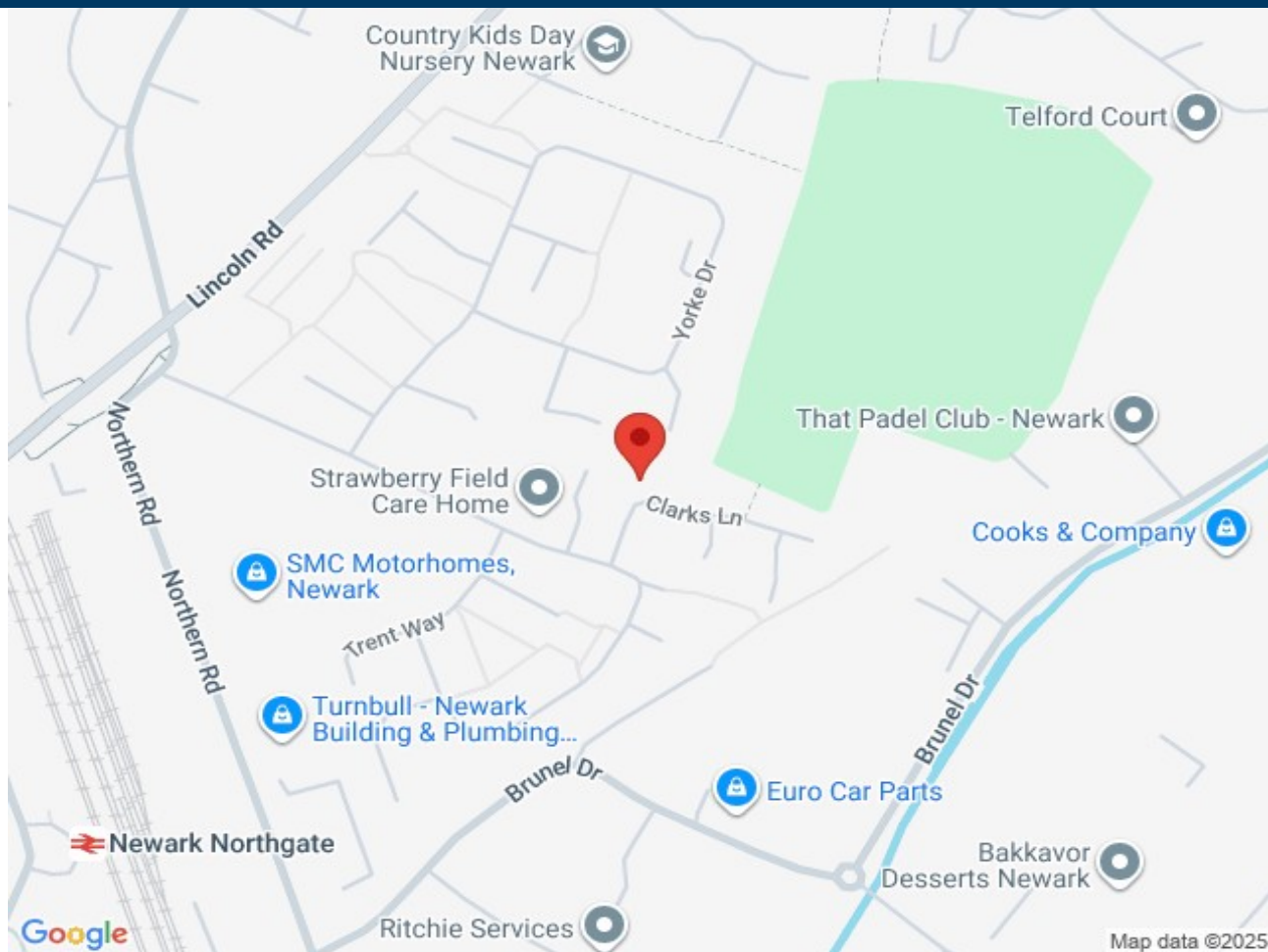
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

