



## 6 The Crossings

Newark, NG24 1TY



Book a Viewing

### Offers in the Region of £180,000

Freshly painted walls throughout and fitted with brand-new carpets, this attractive townhouse is ready for immediate occupation. Offering two allocated parking spaces conveniently positioned adjacent to the property, it combines style with practicality. The ground floor features a welcoming entrance hallway with a useful downstairs WC, a modern kitchen fitted with an oven, hob and extractor, and a spacious living room with patio doors opening onto the rear garden. Upstairs, there are three bedrooms, including a main bedroom with its own en-suite shower room, alongside a stylish three-piece white bathroom suite. Located in a sought-after residential area, the property is close to a variety of local amenities, schools and leisure facilities, and benefits from excellent public transport links. With no upward chain, this home is ideal for first-time buyers, growing families or investors seeking a ready-to-move-into property.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.







#### ENTRANCE HALL

Double glazed door, radiator, stairs to the first floor, doors to the kitchen, living room and to the downstairs WC.

#### WC

Fitted with a low-level WC and wash handbasin with tiled splashback, radiator and uPVC double glazed opaque window to the front elevation.

#### KITCHEN

Fitted with a range of wall and base units with a work-surface incorporating a sink unit with a stainless steel mixer tap. Fitted oven, gas hob and stainless steel extractor hood. Under-counter space for a wash machine and space for a freestanding fridge freezer. Tiled splashbacks, radiator, wall mounted gas central heating boiler and uPVC double glazed window to the front elevation.

#### LIVING ROOM

UPVC double glazed window and sliding patio door onto garden at the rear, coving to the ceiling and radiators.

#### LANDING

Access to the loft, doors to the bedrooms and to the bathroom.

#### BATHROOM

Fitted with a white three-piece suite comprising a low-level WC, pedestal, wash handbasin and panelled bath. Tiled splashbacks, extractor, inset spotlights, radiator, and uPVC double glazed opaque window to the side elevation.



#### BEDROOM ONE

UPVC double glazed window to the rear elevation, radiator, built in storage cupboard and door to en-suite.

#### EN-SUITE

White three-piece suite comprising a low-level WC, pedestal wash handbasin and shower cubicle with a mains fed shower. Tiled splashbacks, radiator, extractor, electric shaver point, inset spotlights and a uPVC double glazed opaque window to the rear elevation.

#### BEDROOM TWO

uPVC double glazed window to the front elevation and a radiator.

#### BEDROOM THREE

uPVC double glazed window to the front elevation and a radiator.



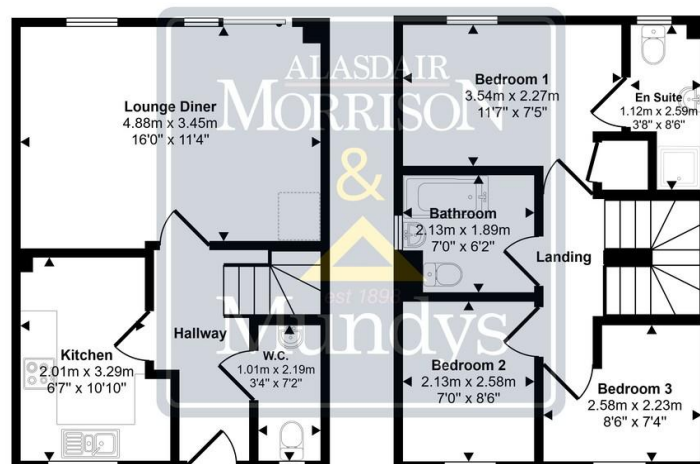
#### OUTSIDE

Adjacent to the property are two allocated parking spaces. There is a small open plant garden at the front with gated side access leading to the rear garden which is predominantly laid to lawn.





Approx Gross Internal Area  
68 sq m / 733 sq ft



Ground Floor  
Approx 34 sq m / 368 sq ft

First Floor  
Approx 34 sq m / 366 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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