



83 Grange Road
Newark, NG24 4PL



Book a Viewing

Guide Price £225,000

No Onward Chain - Offering potential, subject to planning, to extend and modernise to your own taste, this well appointed Detached Bungalow comprises of Entrance Hall, Lounge, Kitchen, Conservatory, Two Bedrooms and Shower Room. Off road parking and garage for storage only and an extremely long lawn private rear garden. Viewing highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C (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.



ACCOMMODATION

ENTRANCE PORCH

With double glazed panelled door gives access to entrance porch, multi-paned glazed panelled door giving access to entrance hall.

ENTRANCE HALL

3' 8" x 12' 6" (1.12m x 3.81m) With radiator and access to roof space.

LOUNGE

13' 3" x 12' 9" (4.04m x 3.89m) With double glazed window to front elevation and radiator and a coal effect gas fire with feature surround (not in working order).



KITCHEN

13' 3" x 8' 2" (4.04m x 2.49m) With a range of wall and base units, roll-top work surfaces, stainless steel single drainer sink unit, space and plumbing for washing machine, wall mounted Worcester central heating boiler, spaces for cooker with gas cooker point and fridge freezer, splash tiled surround, double glazed window to rear elevation, two double glazed windows to side elevation and glazed panelled door off to conservatory.

CONSERVATORY

13' 11" x 11' 2" (4.24m x 3.4m) With two double glazed windows to side elevation, double glazed window to rear elevation, double glazed door to side elevation and double glazed window to side elevation, built-in wooden seating and radiator.



MASTER BEDROOM

12' 1" x 12' 7" (3.68m x 3.84m) With a range of fitted cupboards and wardrobes, radiator and double glazed window to front elevation.

BEDROOM 2

8' 10" x 8' 11" (2.69m x 2.72m) With double glazed window to rear elevation, fitted wardrobes, shelving and radiator.

SHOWER ROOM

7' 1" x 5' 5" (2.16m x 1.65m) Comprising of corner shower cubicle, with shower and tiled surround, low level WC, wash hand basin with vanity storage beneath, heated towel rail and storage cupboard.

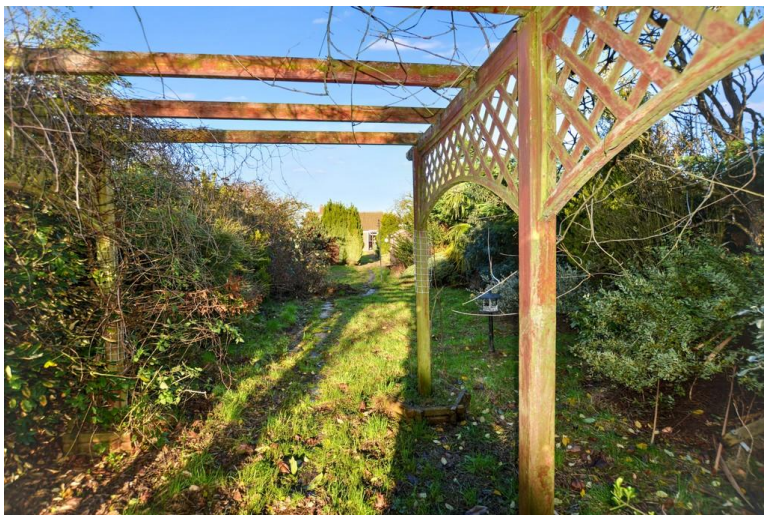


OUTSIDE

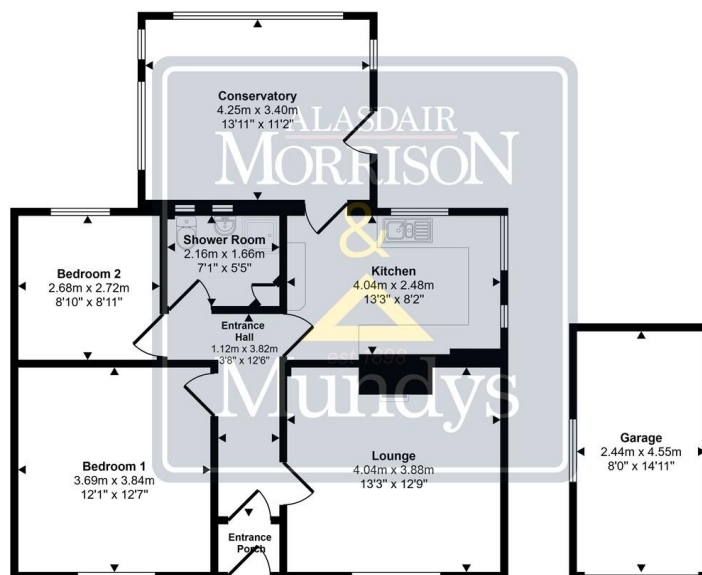
Double wrought-iron gates give access to concrete hard standing, providing off-road parking for one/two vehicles, enclosed front garden area extensively gravelled with brick and fence boundary, mature shrubs, access to the side of the property leads to a single garage and rear garden. The rear garden is a particular feature of the property offering a large rear enclosed garden mainly lawned with flower/shrub borders, external tap, flagstone patio leading to the bottom of the garden.

GARAGE

8' 0" x 14' 11" (2.44m x 4.55m) For storage only, up-and-over door.



Approx Gross Internal Area
88 sq m / 946 sq ft



Floorplan
Approx 77 sq m / 827 sq ft

Garage
Approx 11 sq m / 119 sq ft

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

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 & Co, Taylor Rose, 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, Calum 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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