



Cannon Close, Newark



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Guide Price £210,000 to £215,000



Key Features

- Modern Semi Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge & Conservatory
- Dining Kitchen
- South Facing Enclosed Rear Garden
- Off Street Parking
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Pleasantly positioned within a cul-de-sac in the sought after area of Beacon Heights, this modern extended semi-detached home boasts well presented accommodation throughout and benefits from a SOUTH FACING enclosed rear garden, designed for low maintenance. The property's accommodation comprises: entrance hallway, ground floor W/C, spacious lounge, dining kitchen with appliances to include a four-ring gas hob and electric oven, conservatory, and to the first floor there is a family bathroom and three bedrooms, with the main bedroom having built in wardrobes and an ensuite shower room.

Outside, the property enjoys a driveway to the side of the property that provides off street parking for two vehicles. The SOUTH facing rear garden is fully enclosed, benefits from a good degree of privacy and has been designed for low maintenance with a combination of paved, decked and artificial turf areas. 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 4'4" x 3'5" (1.3m x 1m)

Lounge 15'6" x 10'8" (4.7m x 3.3m)

maximum measurements

Ground Floor WC 7'3" x 2'8" (2.2m x 0.8m)

Dining Kitchen 13'9" x 10'9" (4.2m x 3.3m)

maximum measurements

Conservatory 11'7" x 7'9" (3.5m x 2.4m)

First Floor Landing

Bedroom One 11'0" x 8'7" (3.4m x 2.6m)

maximum measurements

Ensuite Shower Room

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

Bedroom Three 6'7" x 5'11" (2m x 1.8m)

Bathroom 7'7" x 6'9" (2.3m x 2.1m)

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.

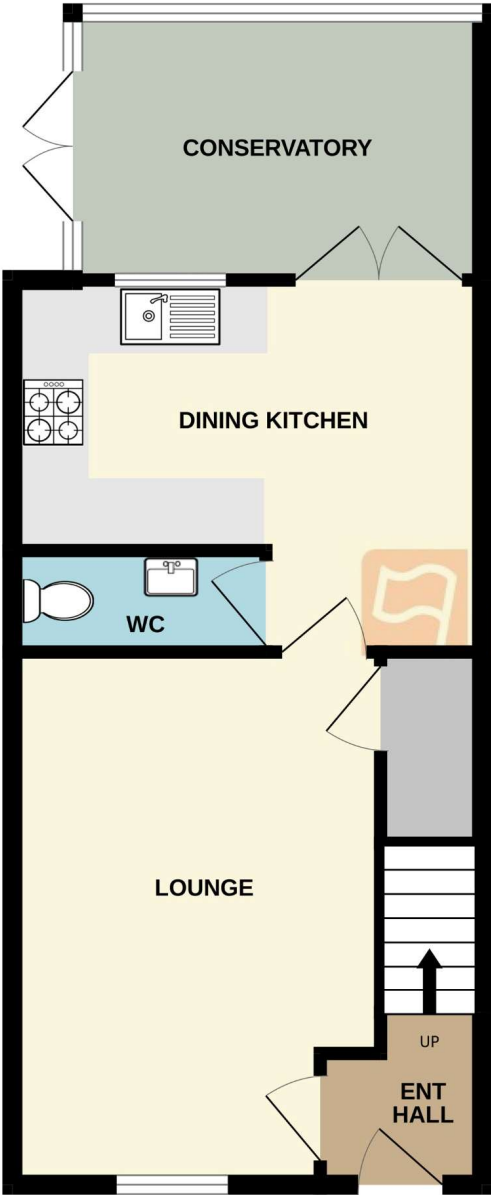
Anti-Money Laundering Regulations

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.

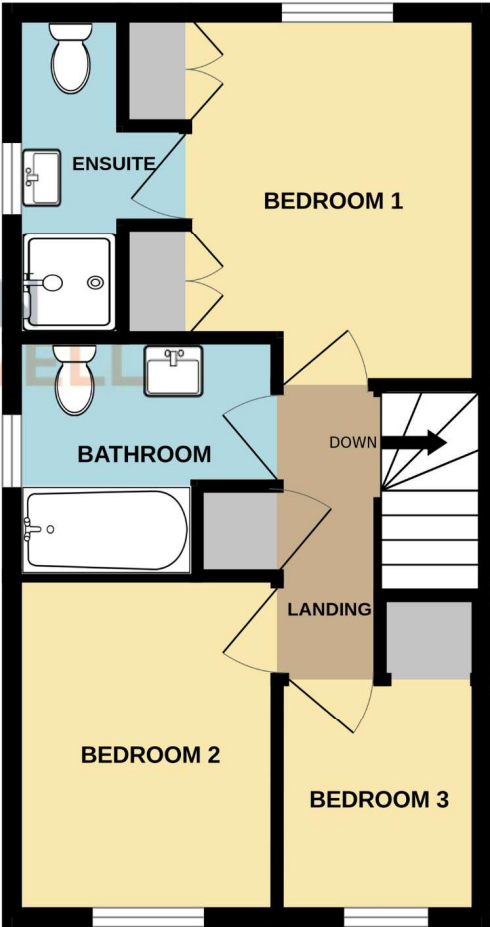
Referrals

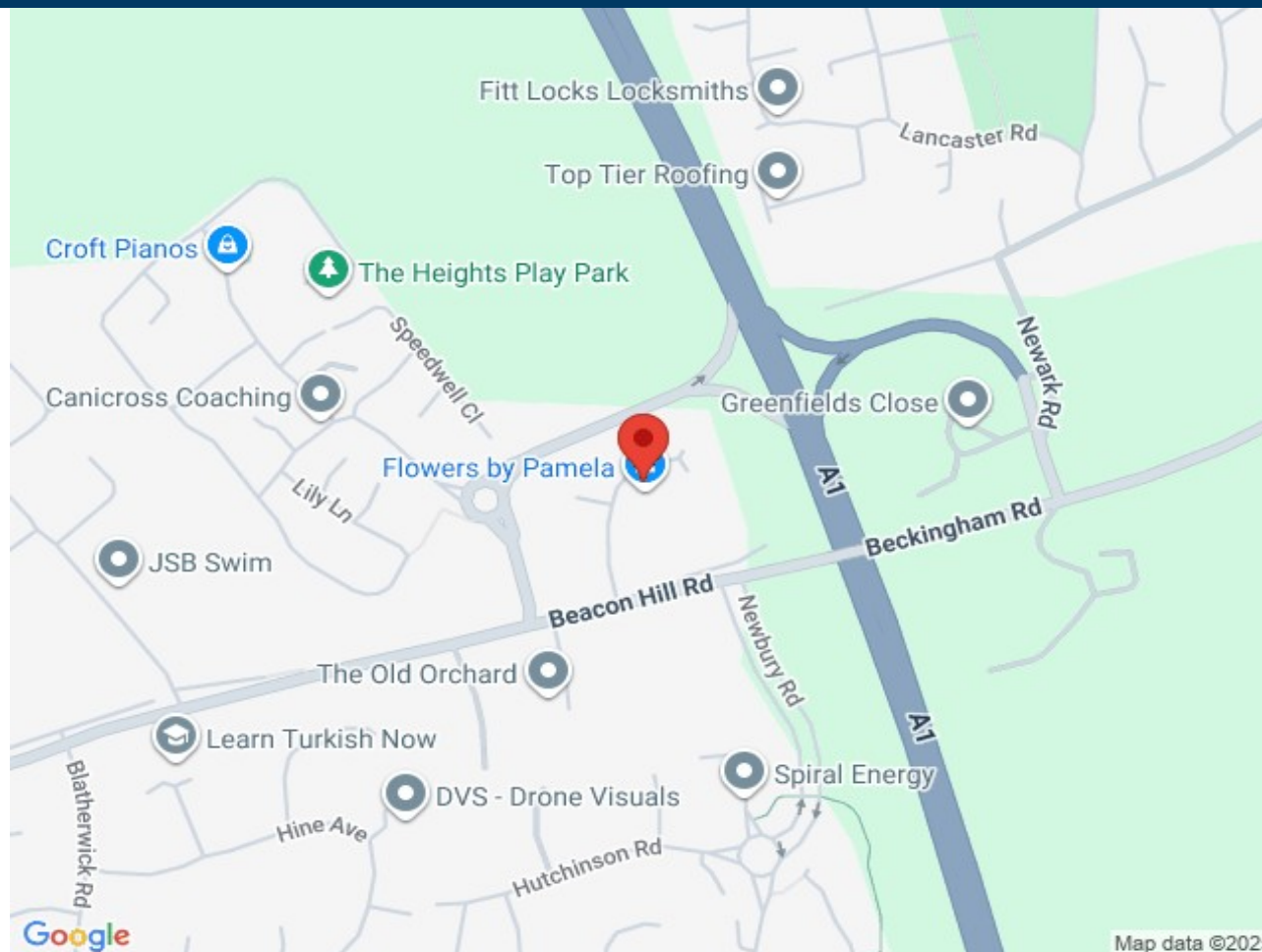
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

