



Ringrose Close, Newark

Guide Price £230,000 to £240,000



Ringrose Close

Newark

MARKETED WITH NO CHAIN Located in the popular 'Beacon Heights' area of Newark, this detached home has undergone recent renovation to present this home to a high standard and a property ready to move straight into.

This property falls within easy access to the A1 as well as Newark town centre. The property's accommodation comprises: inviting entrance hallway with under stairs cupboard, dual aspect lounge/diner, delightful modern kitchen with a four-ring electric hob, electric oven and integrated dishwasher. To the first floor there are three bedrooms and a quality family bathroom suite.

Outside, this property is approached to the front with a driveway providing off street parking and leads up to the single garage. The rear garden is west facing and enjoys a brilliant paved entertaining area with a small lawned area and low maintenance borders. Other features include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

12' 1" x 6' 0" (3.68m x 1.83m)
maximum measurements

Lounge/Diner

19' 11" x 11' 4" (6.07m x 3.45m)
maximum measurements

Kitchen

11' 7" x 9' 3" (3.53m x 2.82m)
maximum measurements

Bedroom One

11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom Two

11' 2" x 9' 0" (3.40m x 2.74m)
maximum measurements

Bedroom Three

8' 1" x 6' 3" (2.46m x 1.91m)

Family Bathroom

8' 7" x 6' 2" (2.62m x 1.88m)
maximum measurements

Garage

16' 4" x 8' 3" (4.98m x 2.52m)



Services

Mains gas, electricity, water and drainage are connected.

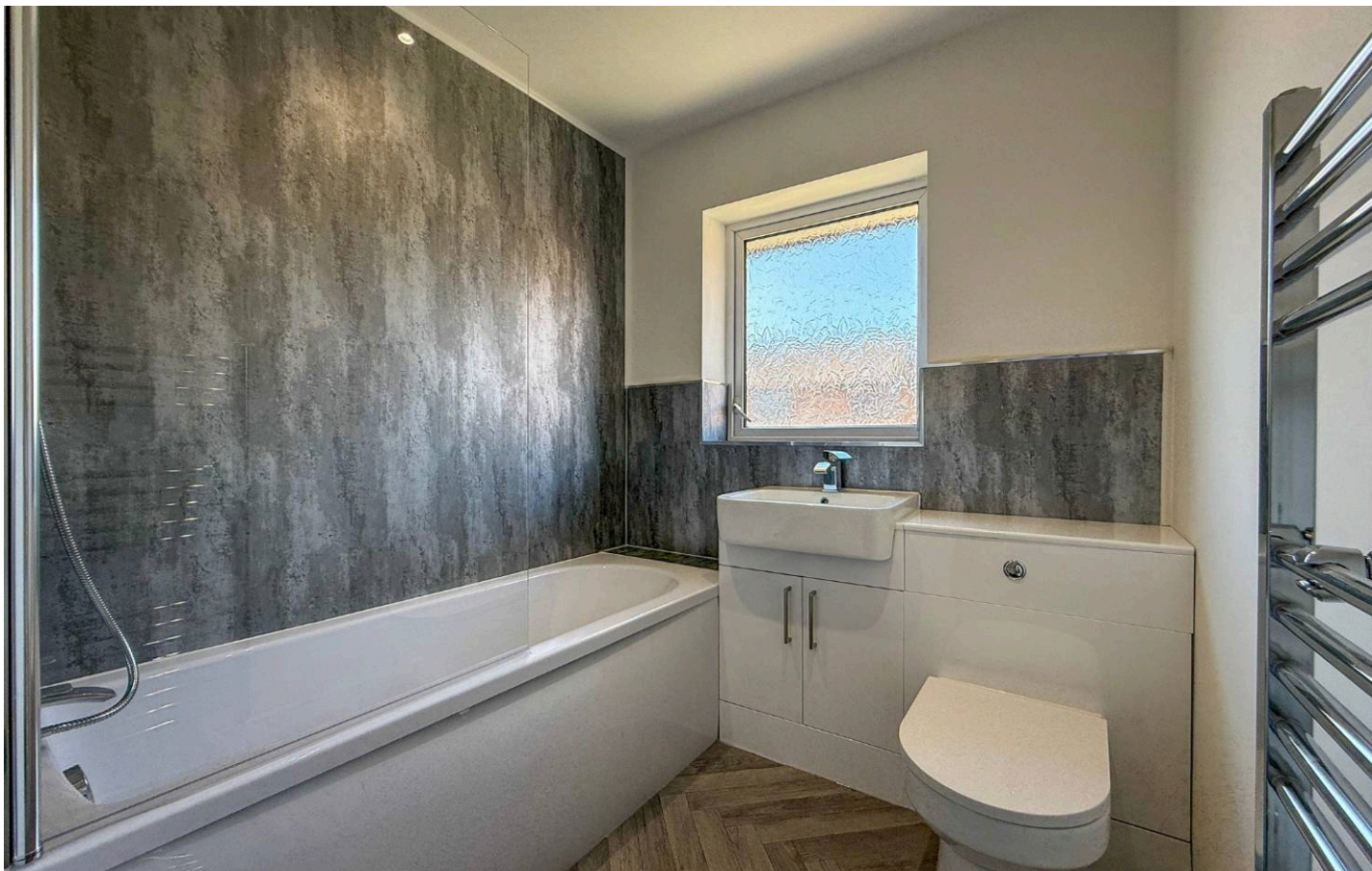
Square Footage

The square footage for this property is approximately 877 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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

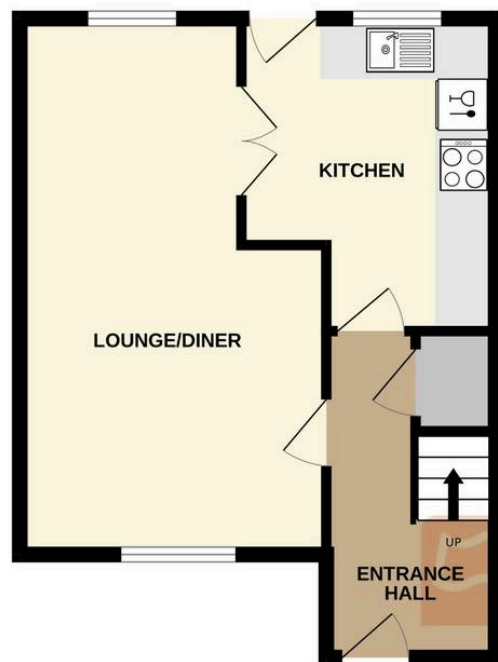
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

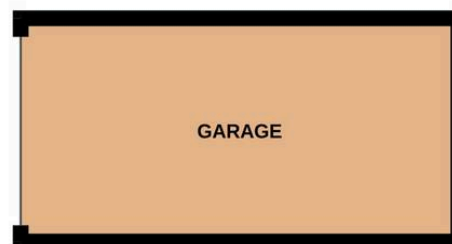
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

 **NEWTON FALLOWELL**