



Broughton Drive, Newark
Guide Price £150,000 to £160,000



Broughton Drive

Newark

MARKETED WITH NO CHAIN Pleasantly positioned within a popular residential cul-de-sac, this modern semi-detached home represents an excellent opportunity for first-time buyers, investors or those seeking a well-positioned property with manageable outdoor space. Benefiting from a private west-facing rear garden, off-street parking and well-proportioned accommodation, the property offers a practical and inviting living environment.

The accommodation comprises an entrance hallway, a useful ground floor WC and a fitted kitchen equipped with a four-ring gas hob and electric oven. To the rear of the property, a spacious lounge/diner provides an ideal setting for both everyday living and entertaining, with sliding doors opening directly onto the rear garden and creating a pleasant connection between the indoor and outdoor spaces. To the first floor, there are two well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, together with a family bathroom.

Externally, the property is approached via a side driveway providing valuable off-street parking, with a paved pathway leading to the front entrance. The west-facing rear garden enjoys a good degree of privacy and features a paved seating area, lawn and slate chippings, offering a low-maintenance outdoor space ideal for relaxing or entertaining. Further benefits 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: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

9' 9" x 6' 5" (2.97m x 1.96m)
maximum measurements

Ground Floor WC

5' 1" x 2' 10" (1.55m x 0.86m)

Lounge/Diner

15' 1" x 12' 11" (4.60m x 3.94m)
maximum measurements

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)
maximum measurements

Bedroom One

13' 0" x 11' 3" (3.96m x 3.43m)
maximum measurements

Bedroom Two

11' 8" x 7' 1" (3.56m x 2.16m)
maximum measurements

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 670 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

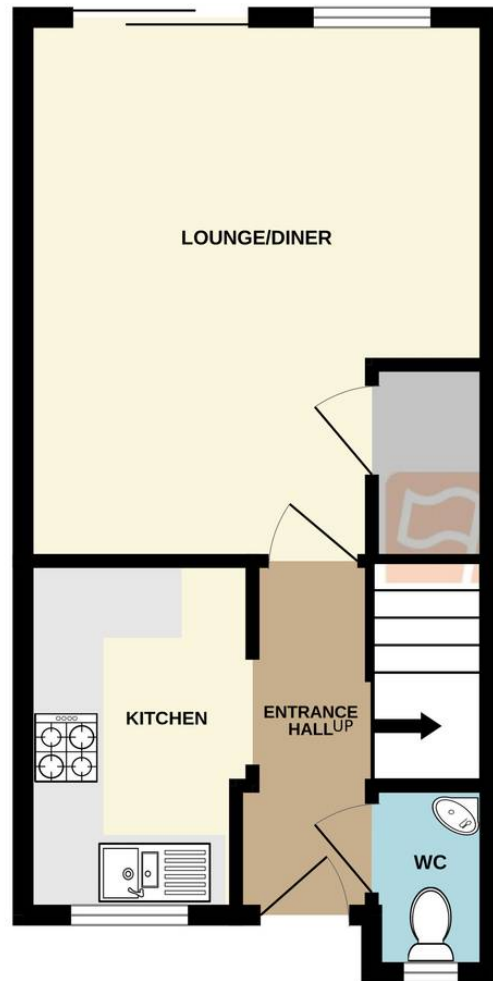
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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 choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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