



Old Mill Crescent, Newark
Asking Price £240,000



Old Mill Crescent

Newark

Occupying a delightful elevated position within a quiet cul-de-sac on the edge of Newark town centre, this established detached bungalow offers a wonderful combination of space, privacy and potential. The property occupies a deceptively generous corner plot, with wraparound gardens providing an excellent degree of privacy, together with a substantial single garage and useful store/workshop to the rear. Having recently benefited from a newly fitted breakfast kitchen, the property provides an excellent blank canvas for a buyer to further personalise and make their own, whilst already offering well-proportioned accommodation throughout.

The bungalow's accommodation comprises a welcoming entrance hallway, generous dual-aspect lounge with sliding doors opening onto the rear garden, and a modern breakfast kitchen fitted with a range of units and appliances including a four-ring gas hob and electric oven. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, together with a useful wet room.

Outside, the property continues to impress with its enviable plot and position. The front garden is predominantly laid to well-maintained lawn, whilst the side and rear gardens are particularly deceptive in size, wrapping around the property and offering a variety of areas for a buyer to create their ideal outdoor space. The gardens also enjoy an excellent degree of privacy. A driveway provides access to the rear of the property, with off-street parking available in front of the generous single garage. Attached to the garage is a useful store/workshop, providing excellent additional storage or potential for a variety of uses. Further benefits include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hallway

11' 8" x 6' 9" (3.56m x 2.06m)
maximum measurements

Lounge

19' 2" x 10' 8" (5.84m x 3.25m)

Breakfast Kitchen

12' 1" x 8' 3" (3.68m x 2.52m)

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)
maximum measurements

Bedroom Two

12' 7" x 8' 6" (3.83m x 2.59m)
maximum measurements including wardrobes

Wet Room

7' 11" x 6' 8" (2.41m x 2.03m)
maximum measurements

Single Garage

18' 10" x 8' 7" (5.74m x 2.62m)

Store/Workshop

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



Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 941 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

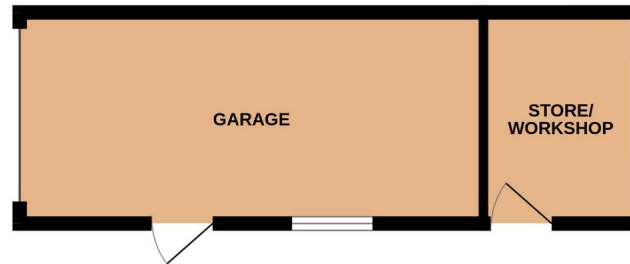
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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





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