



Cranmer Road, Newark

Guide Price £190,000 to £200,000



Cranmer Road

Newark

MARKETED WITH NO CHAIN Having undergone a wonderful internal renovation, this superb semi detached home represents a brilliant first time purchase with a home ready to move straight into. The property has enjoyed a re-wire, new central heating system, new flooring, lighting, kitchen and shower room.

The property's immaculate accommodation comprises: inviting entrance hallway, generous dual aspect lounge with French doors to the rear garden, L-shaped dining kitchen with appliances to include a four ring electric hob and electric oven, first floor shower room and three well-proportioned bedrooms, with the main bedroom having a walk in cupboard.

Outside, this home enjoys a low maintenance frontage with a gated driveway providing off street parking. A side gate opens through to a hardstanding area, that could easily provide a garage space or room for caravan/motorhome. The rear garden benefits from a large paved entertaining area with lawned areas beyond. Other features of the property include gas central heating (boiler replaced August 2025) and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

11' 6" x 5' 10" (3.50m x 1.78m)
maximum measurements

Lounge

19' 10" x 10' 11" (6.04m x 3.33m)

Dining Kitchen

19' 9" x 11' 7" (6.02m x 3.53m)
maximum measurements

Bedroom One

14' 0" x 10' 11" (4.27m x 3.33m)
maximum measurements

Bedroom Two

14' 0" x 8' 4" (4.27m x 2.54m)

Bedroom Three

8' 0" x 7' 11" (2.44m x 2.41m)

Shower Room

11' 6" x 5' 4" (3.50m x 1.63m)
maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 913 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.





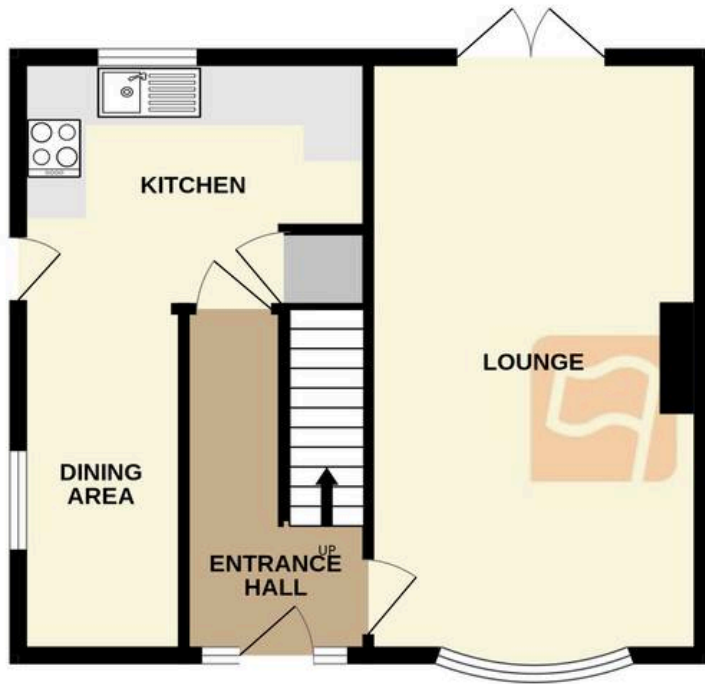
Anti-Money Laundering Regulations

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.

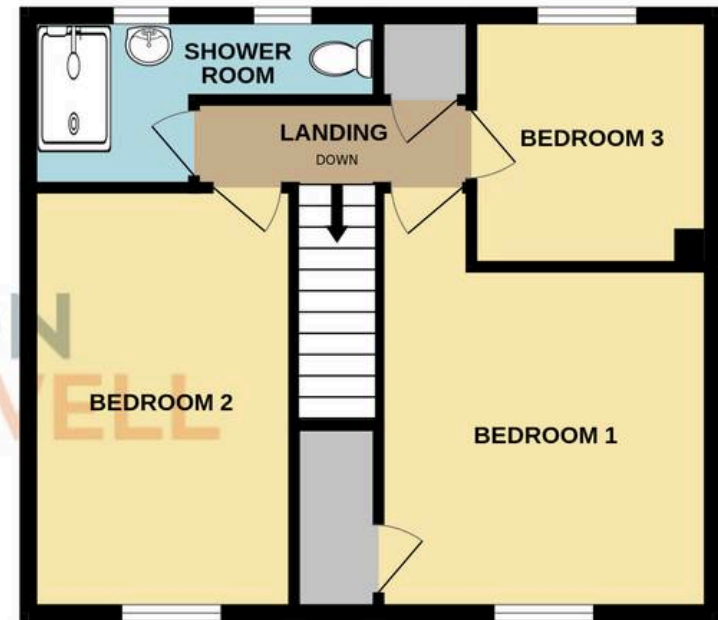
Referrals

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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