



Cranmer Road, Newark



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Guide Price £180,000 to £185,000



Key Features

- End Terraced Home
- Three Well-Proportioned Bedrooms
- Bathroom & Separate WC
- Dual Aspect Lounge
- Dining Kitchen
- Generous Enclosed Rear Garden
- Gas C/H & UPVC D/G
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Situated in a well-served and convenient location, this superb end terraced home enjoys spacious and well-presented accommodation throughout, which ideally suits a family with this property boasting a fantastic sized enclosed rear garden. The property's accommodation comprises: entrance hall, dual aspect lounge with feature log burning stove, spacious dual aspect dining kitchen with appliances to include an electric oven and induction hob. The first floor has three well-proportioned bedrooms, a two-piece bathroom suite and a separate WC.

Outside, this home benefits from a low-level walled frontage with gated access to the side, which leads to a canopied side courtyard and on through to the rear garden. The rear garden is predominantly laid to lawn with a decked area providing a great entertaining area. 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 5'10" x 4'7" (1.8m x 1.4m)

Lounge 19'10" x 10'11" (6m x 3.3m)

Dining Kitchen 19'10" x 11'6" (6m x 3.5m)

maximum measurements

First Floor Landing

Bedroom One 14'1" x 11'0" (4.3m x 3.4m)

maximum measurements

Bedroom Two 14'1" x 8'4" (4.3m x 2.5m)

Bedroom Three 8'0" x 7'10" (2.4m x 2.4m)

Bathroom 5'5" x 5'5" (1.7m x 1.7m)

Separate WC 5'10" x 2'5" (1.8m x 0.7m)

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.

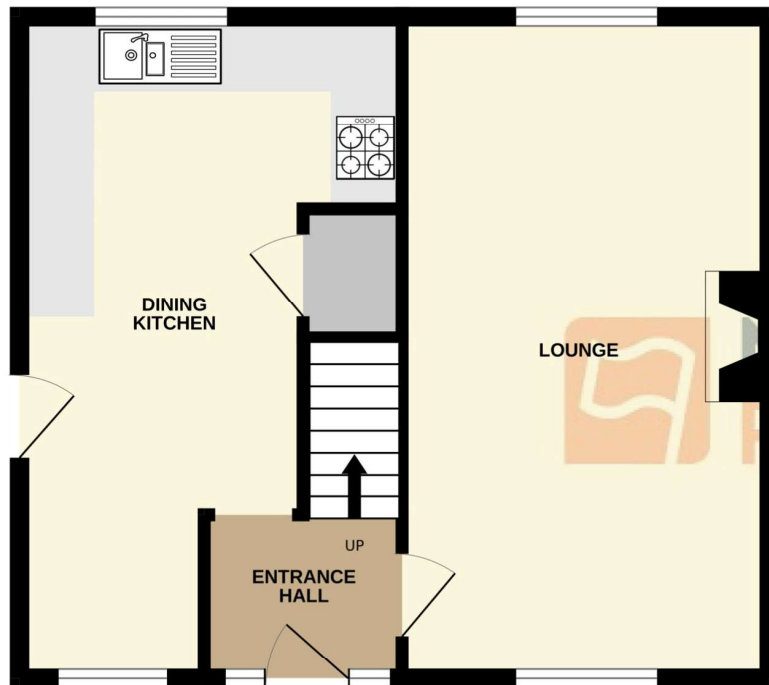
Anti-Money Laundering Regulations

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.

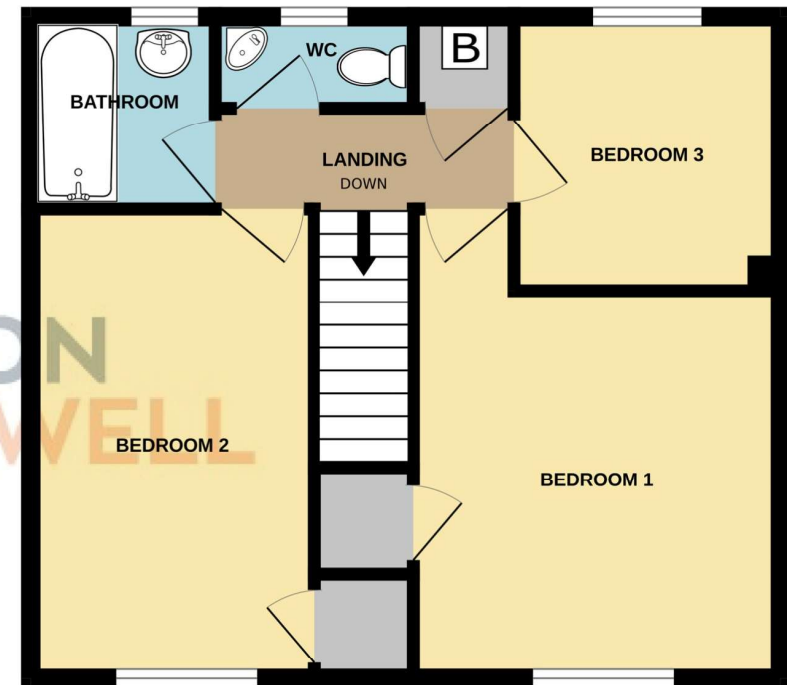
Referrals

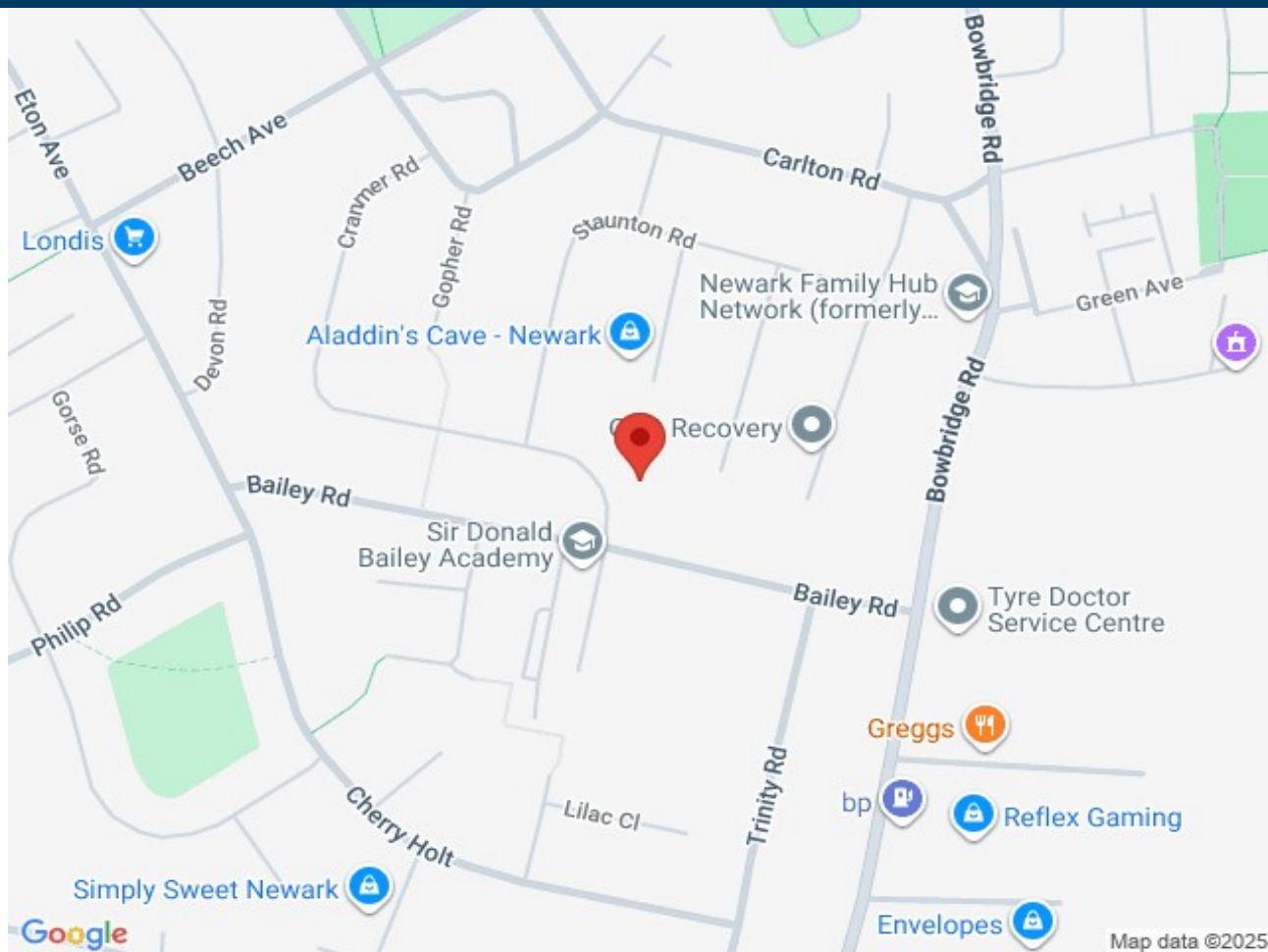
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		