



Smith Street, Newark



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Guide Price £230,000 to £240,000



### Key Features

- Semi Detached Home
- Undergone Renovation
- Three Bedrooms
- Bay Fronted Lounge
- Open Plan Dining Kitchen
- Quality First Floor Bathroom
- No Chain
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Having undergone a wonderful renovation, this attractive semi-detached home is ideally positioned within a quiet residential area close to Newark town centre, falling within walking distance of a host of local amenities, and boasts a generous SOUTH FACING REAR GARDEN.

Representing a home ready to move straight into, the property's accommodation comprises: inviting entrance hall with understairs storage cupboard, delightful bay fronted lounge, spacious open plan L-shaped dining kitchen with French doors to the rear garden and appliances within the kitchen to include a four-ring electric hob and electric oven. The first floor has a quality family bathroom suite, and three bedrooms with the main bedroom enjoying a bay window. Outside, the property has on street parking with side access leading to the rear garden. The rear garden is south facing, retains a lovely degree of privacy and benefits from a paved seating area, useful external garden store and a generous lawned area with gravelled borders. 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 Storm Porch

**Entrance Hall** 13'6" x 6'0" (4.1m x 1.8m)  
majority measurements

**Bay Fronted Lounge** 14'2" x 12'4" (4.3m x 3.8m)  
maximum measurements

**Dining Room** 11'11" x 10'11" (3.6m x 3.3m)  
maximum measurements

**Kitchen** 7'9" x 5'10" (2.4m x 1.8m)

### First Floor Landing

**Bedroom One** 14'6" x 11'0" (4.4m x 3.4m)  
maximum measurements

**Bedroom Two** 12'0" x 11'0" (3.7m x 3.4m)

**Bedroom Three** 10'0" x 6'0" (3m x 1.8m)  
maximum measurements

**Bathroom** 8'1" x 5'11" (2.5m x 1.8m)  
maximum measurements

### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 835 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.

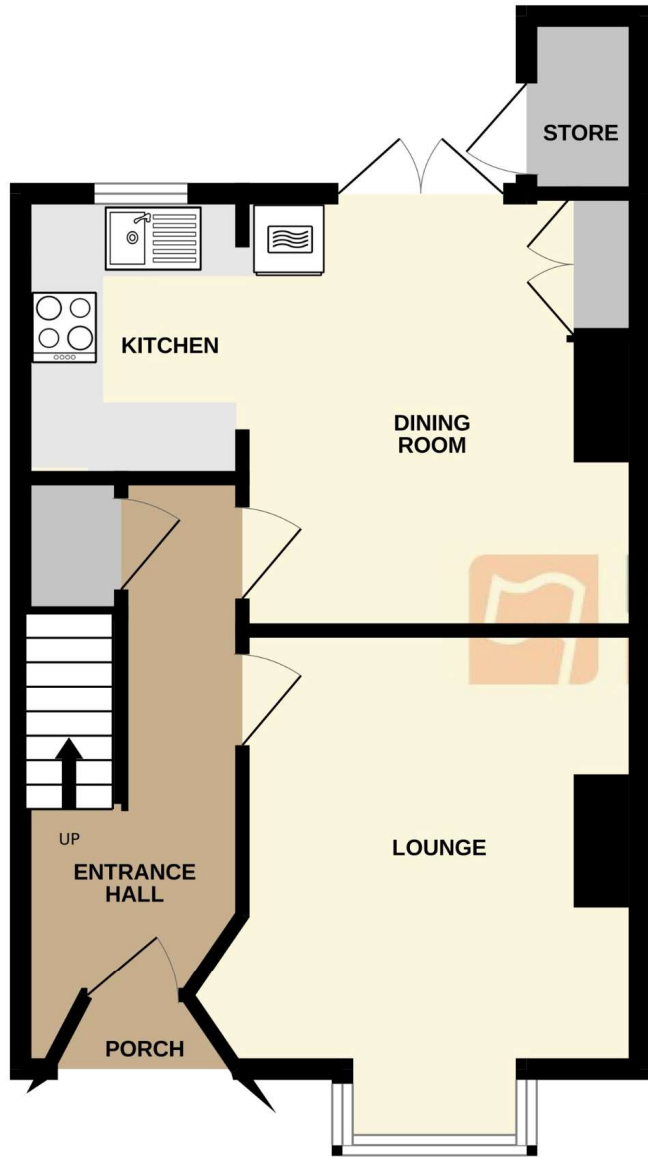
### Agent's Note - Sales Particulars

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.

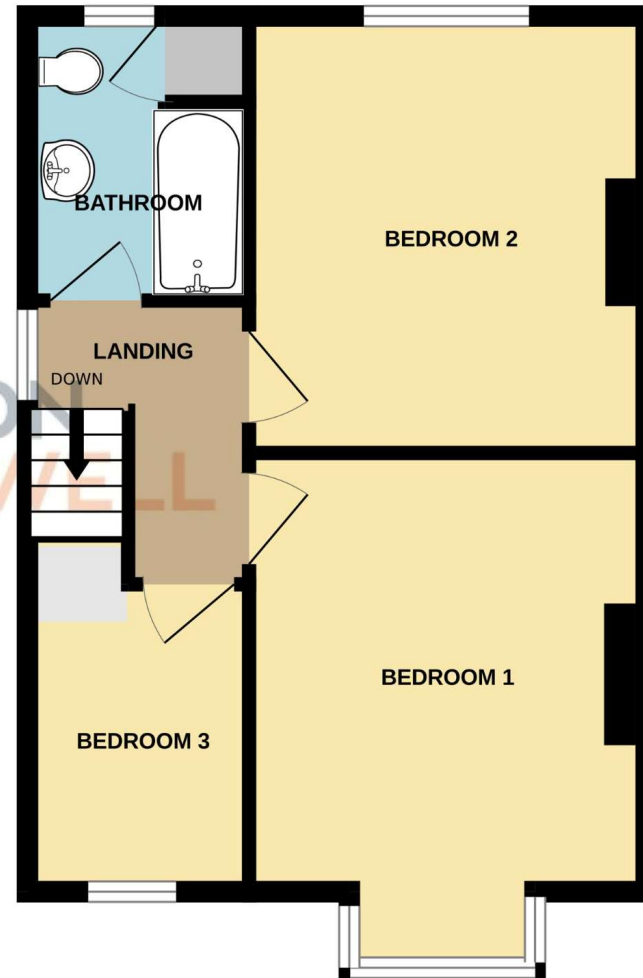
### Referrals

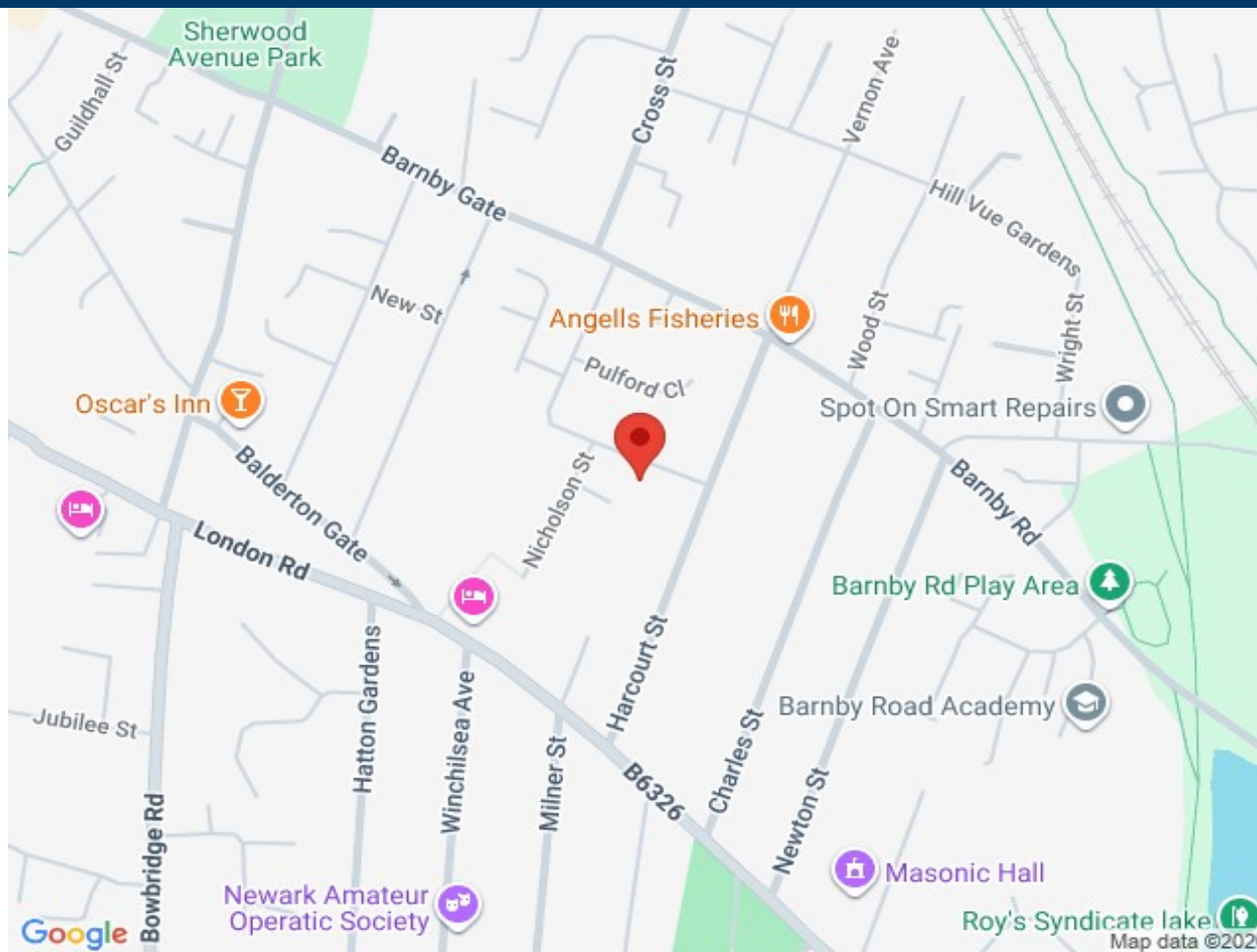
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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