



3 Rupert Crescent

Newark, NG24 4AP



[Book a Viewing](#)

GUIDE PRICE £250,000 to £260,000

A traditional bay-fronted semi-detached house situated in this popular residential area, conveniently positioned within close proximity to Newark Town Centre. The spacious internal living accommodation briefly comprises an Entrance Porch, welcoming Entrance Hall, Dining Room leading through to the Sitting Room with patio doors opening onto the rear garden, fitted Kitchen and Dining Area, and downstairs WC. To the first floor, the Landing provides access to three spacious Bedrooms and a Shower Room. Externally, the property benefits from a gravelled forecourt garden and driveway to the side, providing off-road parking for numerous vehicles and access to the Garage. There is also a useful outside store and a well-maintained, spacious rear garden. Further benefits include UPVC double glazing and gas central heating. The property is being offered for sale with No Onward Chain. Viewing is highly recommended.





LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

ACCOMMODATION

PORCH

With UPVC main entrance door.

ENTRANCE HALL

With main entrance door, stairs to the first floor, double radiator and coving to ceiling.

DINING ROOM

14' 4" into bay 12' 2" min x 11' 6" (3.71m x 3.51m) With UPVC bay window to the front elevation, sliding doors to the sitting room, single radiator and coving to ceiling.





SITTING ROOM

4' 3" x 11' 10" (4.34m x 3.61m) With UPVC patio door and side windows to the rear garden, single radiator and gas fire.

KITCHEN/DINER

18' 7" x 7' 4" max narrowing to 6' 11" (5.66m x 2.11m) Fitted with a range of wall and base cupboards with drawers and work surfaces over, fitted oven, gas hob, 1½ bowl sink unit and drainer, single radiator, two UPVC windows to the side elevation and UPVC side entrance door.

WC

With WC, wash hand basin and UPVC window to the side elevation.



FIRST FLOOR LANDING

With UPVC window to the side elevation, single radiator and coving to ceiling.

BEDROOM

14' 4" into bay 12' 3" x 11' 6" (3.73m x 3.51m) With UPVC bay window to the front elevation, single radiator and coving to ceiling.

BEDROOM

14' 3" x 11' 10" (4.34m x 3.61m) With UPVC window to the rear elevation, single radiator, coving to ceiling, electric heater and fitted wardrobes and drawers.

BEDROOM

8' 7" x 7' 5" (2.62m x 2.26m) With UPVC window to the front elevation, single radiator and coving to ceiling.



SHOWER ROOM

9' 7" x 6' 10" (2.92m x 2.08m) With suite to comprise fitted shower cubicle, WC and wash hand basin, coving to ceiling, single radiator, part tiled surround, airing cupboard with hot water cylinder and a UPVC window to the rear elevation.

OUTSIDE

There are gardens to both the front and rear. There is a front gravelled area and a driveway leading to the side of the property providing off road parking for numerous vehicles and giving access to the single garage. There is a spacious and well-maintained rear garden with a lawned area, a variety of flowerbeds, shrubs and borders, gravelled and patio areas, decked seating area, summer house and outside tap.

OUTSIDE STORE

7' 11" x 5' 10" (2.41m x 1.78m) Housing the gas central heating boiler, UPVC window, light and power.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Alarm system.

EPC RATING — D.



COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

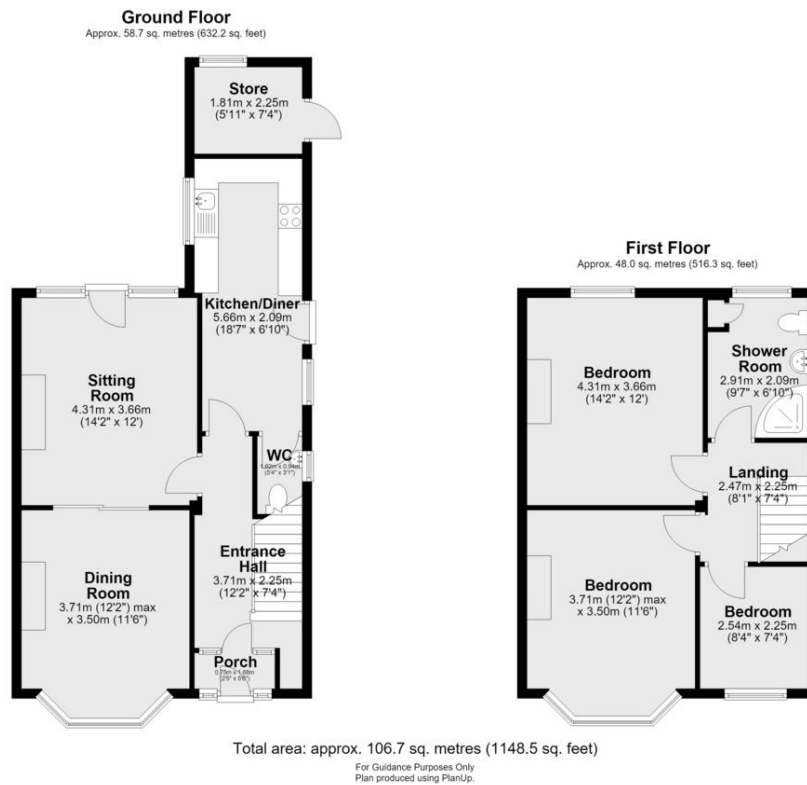
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

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