



Smith Street, Newark



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Guide Price £220,000 to £230,000



Key Features

- Attractive Semi Detached Home
- Three Bedrooms
- F/F Family Bathroom
- Bay Fronted Lounge
- Spacious Dining Kitchen
- South Facing Rear Garden
- On Street Parking
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





Benefiting from a wonderful SOUTH FACING REAR GARDEN, this bay fronted 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 superb potential to extend if required. Having been superbly maintained, the property's accommodation comprises to the ground floor: inviting entrance hall with understairs storage, delightful bay fronted lounge, spacious L-shaped dining kitchen with French doors to the rear garden and appliances within the kitchen to include a four-ring gas hob, electric oven and microwave. 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 both a decked and paved seating area, useful external garden store and a generous lawned 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 Hallway 13'3" x 5'11" (4m x 1.8m) majority measurements
- Bay Fronted Lounge 14'2" x 11'0" (4.3m x 3.4m) maximum measurements into bay window
- Dining Room 12'0" x 11'0" (3.7m x 3.4m) maximum measurements
- Kitchen 7'10" x 6'5" (2.4m x 2m)
- First Floor Landing
- Bedroom One 14'5" x 11'0" (4.4m x 3.4m) maximum measurements into bay window
- Bedroom Two 12'2" x 11'0" (3.7m x 3.4m)
- Bedroom Three 6'11" x 6'0" (2.1m x 1.8m)
- Bathroom 8'0" x 6'0" (2.4m x 1.8m)
- External Store 4'7" x 3'6" (1.4m x 1.1m)

Agent's Note

The property has a shared side access leading to the rear garden.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 882 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 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.

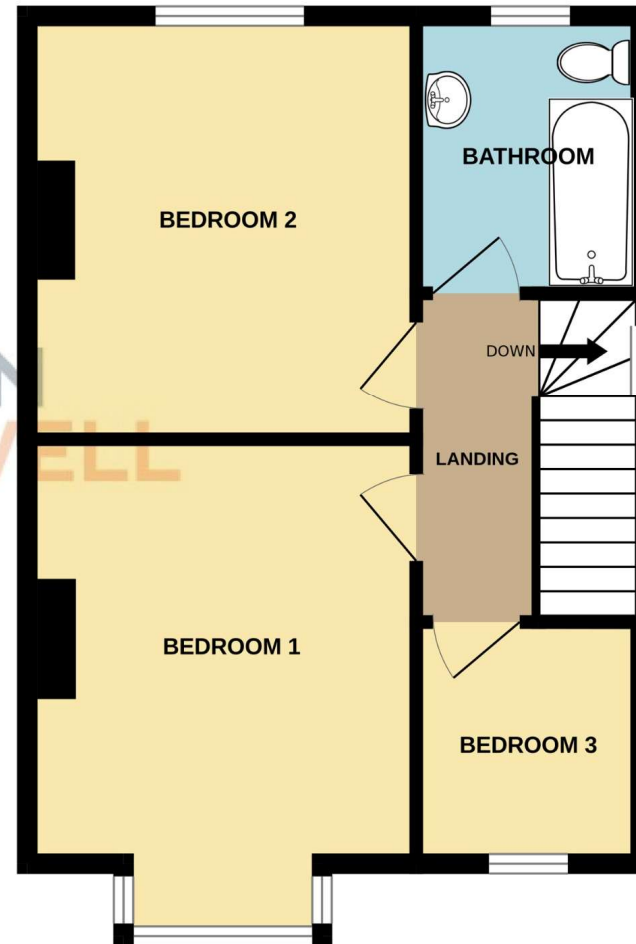
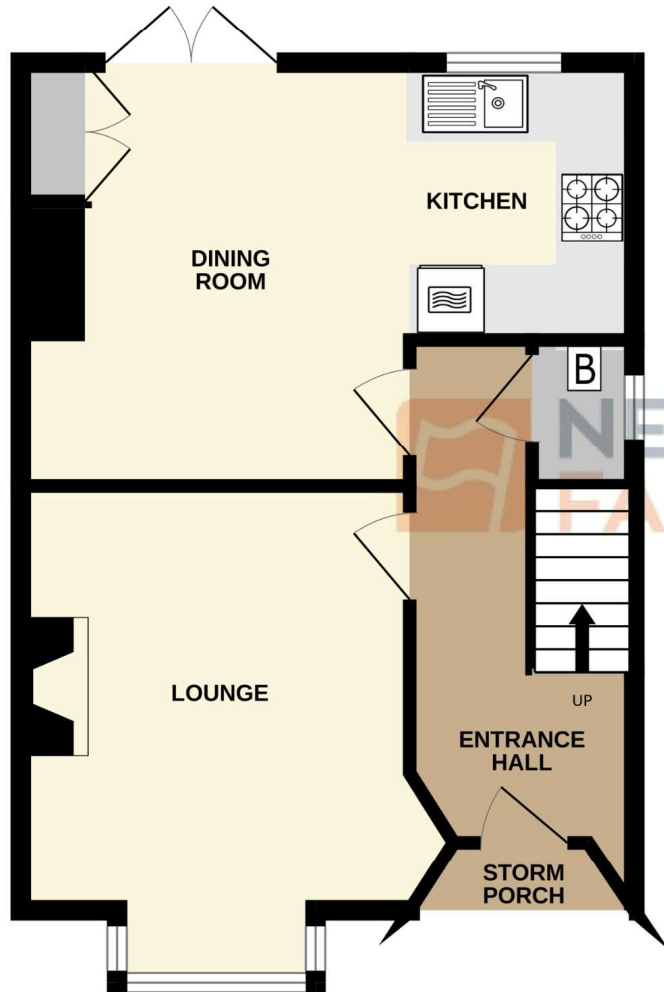
Referrals

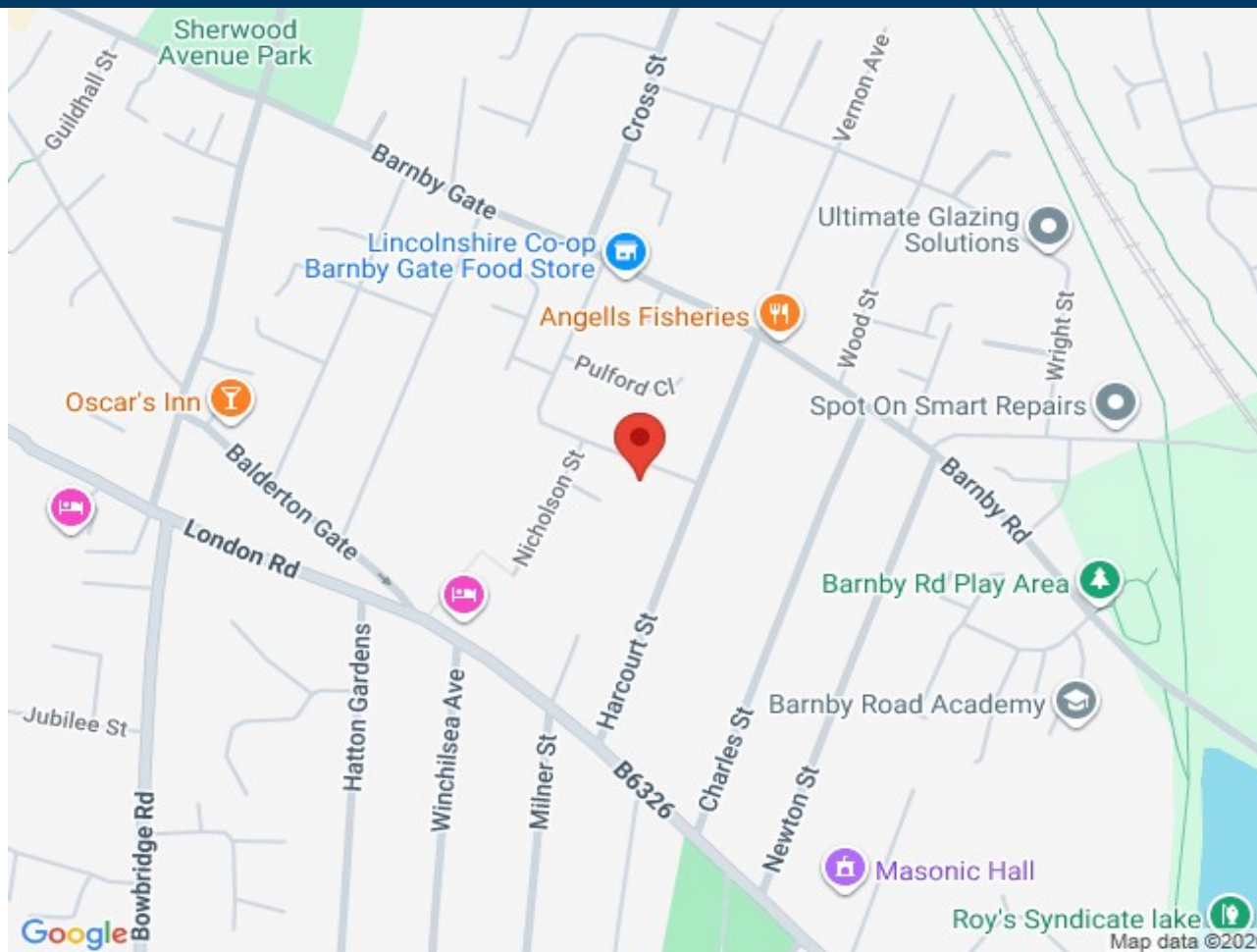
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

