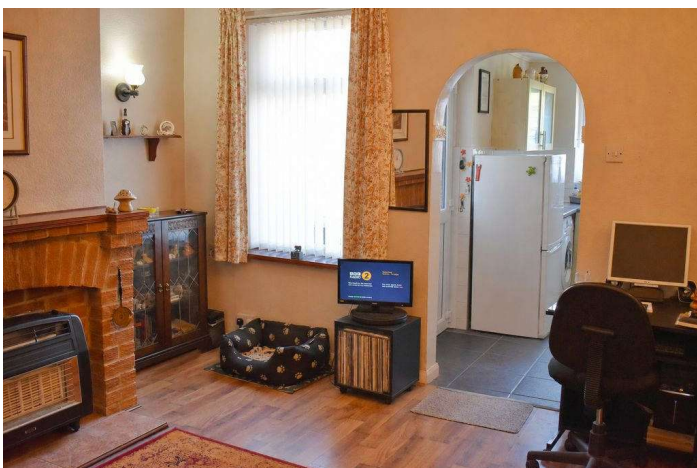
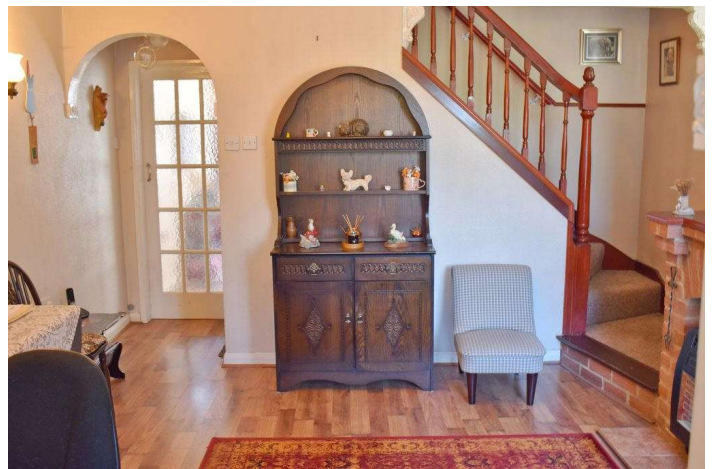
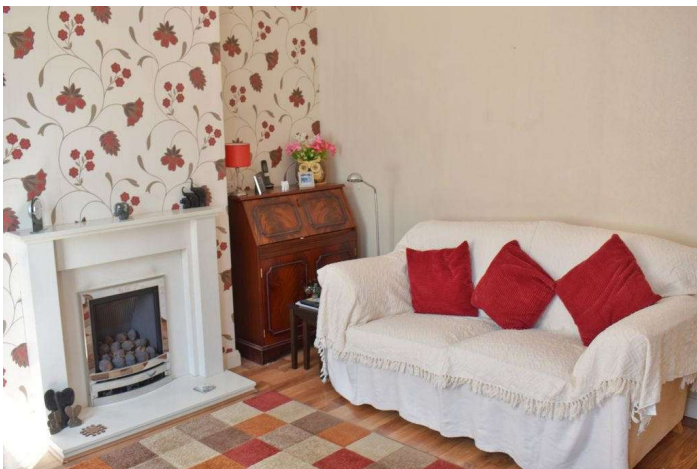


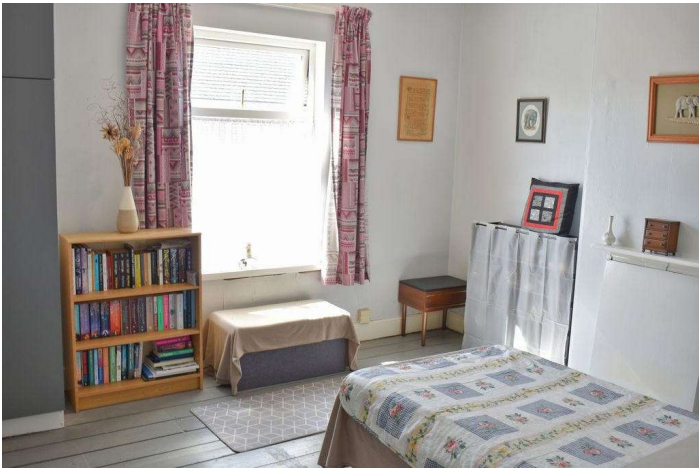
Cromwell Road, Newark NG24 1RP



A deceptively spacious and very well maintained two bedroom end terrace property situated a short distance from the town centre and train stations. The accommodation includes two excellent sized reception rooms, a fitted kitchen, cellar, two double bedrooms and a bathroom. There is a good sized garden to the rear. The property is double glazed and early viewing is strongly recommended.

Offers Over £125,000





Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Lounge 12' 9" x 11' 9" (3.89m x 3.58m)

An excellent sized reception room with a window to the front elevation, a gas fire, a ceiling rose and light point, and laminate flooring. A door leads into the dining room.

Dining Room 12' 8" x 11' 5" (3.86m x 3.47m)

A further spacious reception room having a window overlooking the garden, a high ceiling, laminate flooring, a ceiling rose with light point and a gas fire. From the dining room the staircase leads to the first floor and an archway leads into the kitchen.

Cellar 12' 10" x 12' 6" (3.92m x 3.80m)

The cellar has exposed brickwork.

Kitchen 9' 0" x 7' 1" (2.75m x 2.16m)

The kitchen has a window to the rear elevation and a door to the side. Fitted with an array of base and wall units with work surface. There is a one and a half bowl stainless sink, and integrated appliances include a Bosch oven, and a gas hob with extractor above. In addition there is space and plumbing for a washing machine, and further space for a vertical fridge/freezer. The kitchen has a ceiling light point and a ceramic tiled floor.

First Floor Landing

The staircase rises from the dining room to the first floor landing which has doors into the two bedrooms and the bathroom, and a ceiling light point.

Bedroom One 12' 11" x 11' 10" (3.93m x 3.60m)

A fabulous sized and well proportioned double bedroom with a window to the front elevation, a sealed fireplace, exposed painted wood flooring, a ceiling light point and a built-in wardrobe.

Bedroom Two 11' 6" x 9' 8" (3.51m x 2.94m)

A very good sized second bedroom having a window to the rear elevation, a built-in cupboard and a ceiling light point.

Bathroom 9' 2" x 7' 2" (2.80m x 2.18m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath with electric shower over, wash hand basin and low level WC. There is also an electric heater, vinyl flooring and a ceiling light point. The airing cupboard is located within the bathroom.

Outside

To the rear of the property is a large garden which is laid partly to lawn and paving. There is a garden shed, and a gate which provides access through the neighbour's garden to take the bins out through a side passageway.

Council Tax

The property is in Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

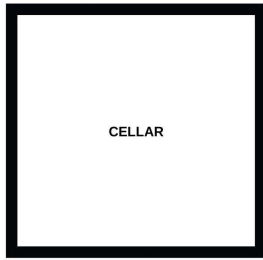
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

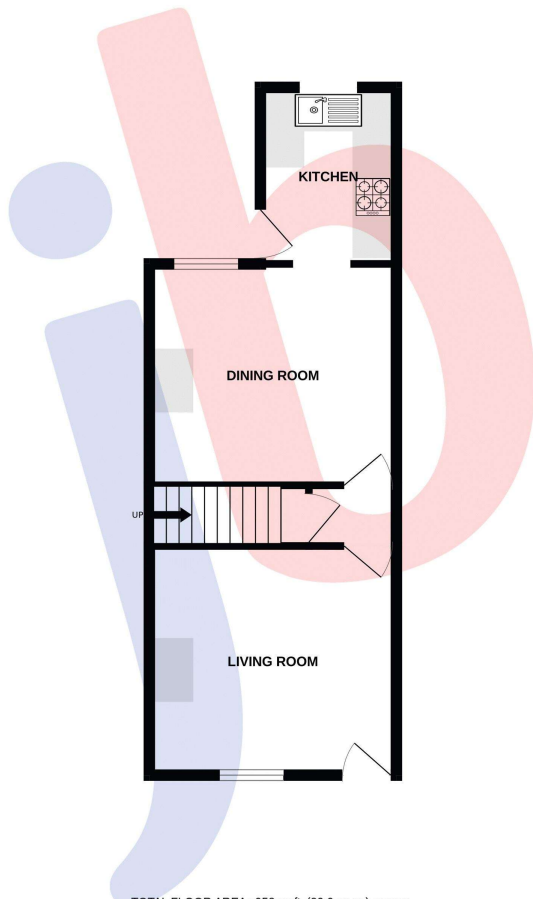
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007585 16 September 2026



BASEMENT
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

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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