



Charters Drive, Middlebeck
OIEO £200,000



Charters Drive

Middlebeck, Newark

MARKETED WITH NO CHAIN Occupying a superb position within one of Middlebeck's residential cul-de-sacs, this stylish modern semi-detached home offers beautifully maintained accommodation, excellent energy efficiency and a fantastic opportunity for a buyer to add their own personal style and finishing touches.

Ideally positioned close to local amenities, popular walking routes and excellent transport links, the property represents an ideal first-time purchase, whilst also offering well-proportioned accommodation for those looking to upsize.

The accommodation is approached via an entrance hall with useful ground floor WC, leading through to a spacious lounge featuring attractive wall panelling. An inner hallway then provides access to the superb dining kitchen, which forms a fantastic heart to the home. The kitchen is fitted with a comprehensive range of units and integrated appliances to include a four ring gas hob, electric oven, fridge/freezer and dishwasher, whilst French doors provide a pleasant connection with the rear garden, creating an excellent space for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms alongside a modern family bathroom. The generous main bedroom is particularly impressive, featuring a range of fitted wardrobes and a quality ensuite shower room.

Externally, the property enjoys a tarmac driveway providing off street parking for two vehicles, whilst the fully enclosed rear garden has been thoughtfully designed with low-maintenance living in mind with a lawned area and private paved seating area, which provides the perfect spot for relaxing or entertaining during the warmer months. Further benefits include UPVC double glazing, gas central heating and an excellent EPC rating of B, providing impressive energy efficiency.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

4' 4" x 4' 4" (1.32m x 1.32m)

Ground Floor WC

4' 8" x 3' 3" (1.42m x 0.99m)

Lounge

13' 11" x 11' 5" (4.24m x 3.48m)

maximum measurements

Inner Hall

7' 11" x 3' 11" (2.41m x 1.19m)

maximum measurements

Dining Kitchen

14' 11" x 10' 9" (4.55m x 3.28m)

maximum measurements

Bedroom One

10' 11" x 10' 0" (3.33m x 3.05m)

maximum measurements

Ensuite Shower Room

8' 0" x 5' 1" (2.44m x 1.55m)

maximum measurements

Bedroom Two

10' 2" x 7' 4" (3.10m x 2.23m)

Bedroom Three

7' 4" x 6' 10" (2.23m x 2.08m)

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

maximum measurements



Agent's Note - Third Party Sale

We have been instructed to sell the property by a third party, who have no knowledge of the material facts relating to the external or internal components along with any further relevant information regarding this property. Due to this we have been unable to gather information on our Property Information Questionnaire.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 756 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.



Anti-Money Laundering Regulations

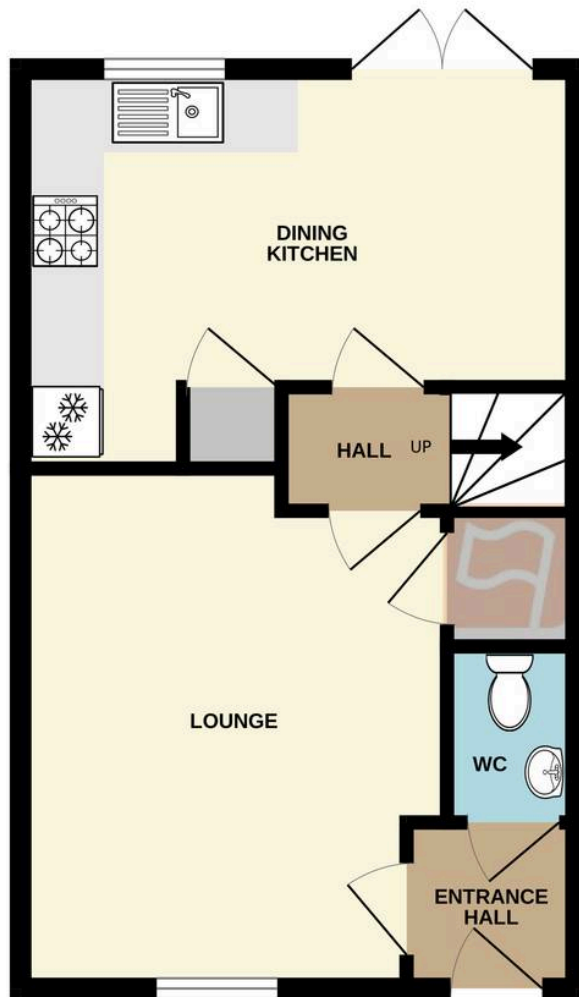
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

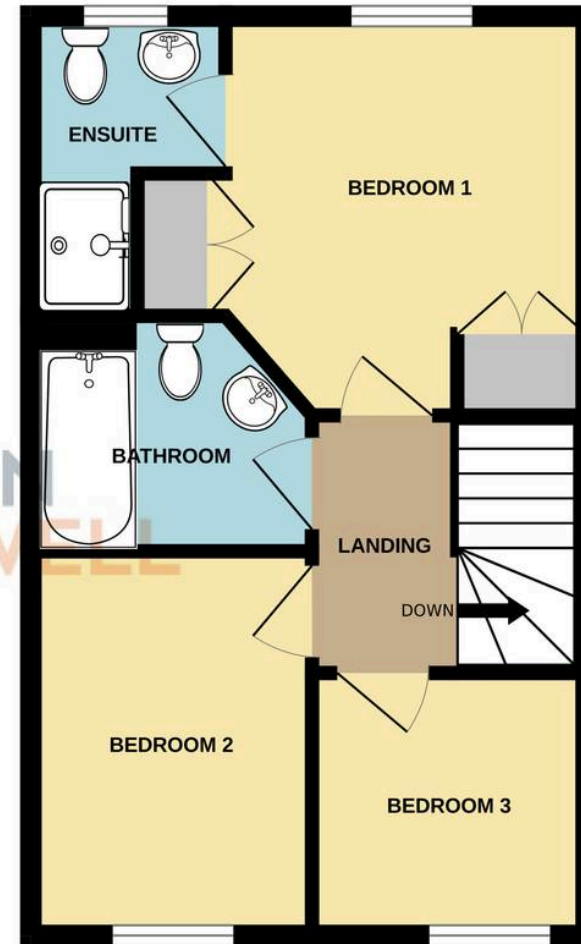
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no 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 receive a percentage of the fees 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 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





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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