NEWTON FALLOWELL

Whomsley Close, Newark

3 1 1

Guide Price £280,000 to £290,000

3 1 1

Key Features

- Detached Chalet Bungalow
- Well Presented Throughout
- Three Bedrooms
- Stylish Breakfast Kitchen
- Spacious Lounge/Diner
- Generous Block Paved Driveway
- No Chain
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold

MARKETED WITH NO CHAIN A well-presented three bed detached chalet bungalow situated in a quiet cul-de-sac within the extremely popular "Beacon Heights" area of Newark.
This lovely property has accommodation comprising of an entrance hall, a large open plan lounge diner with recently installed multi fuel burning stove, a fantastic breakfast kitchen with integrated appliances that include an induction hob, double oven/microwave and a slimline dishwasher, there is a modern ground floor shower room and a ground floor bedroom/study. To the first floor there are two DOUBLE bedrooms.
The property benefits from a large single garage which could be extended into to provide more ground floor living accommodation if required (subject to usual permissions) a spacious block paved driveway and an enclosed low maintenance rear garden. Other features of the property 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 11'9" x 5'10" (3.6m x 1.8m) maximum measurements

Lounge/Diner 22'4" x 12'8" (6.8m x 3.9m)

Breakfast Kitchen 15'1" x 10'1" (4.6m x 3.1m) maximum measurements

Bedroom Three 8'7" x 6'7" (2.6m x 2m)

Shower Room 8'6" x 7'11" (2.6m x 2.4m)

First Floor Landing

Bedroom One 12'7" x 12'6" (3.8m x 3.8m)

Bedroom Two 12'7" x 11'7" (3.8m x 3.5m)

Garage 17'1" x 9'1" (5.2m x 2.8m)

Services

Mains gas, electricity, water and drainage are connected.

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.

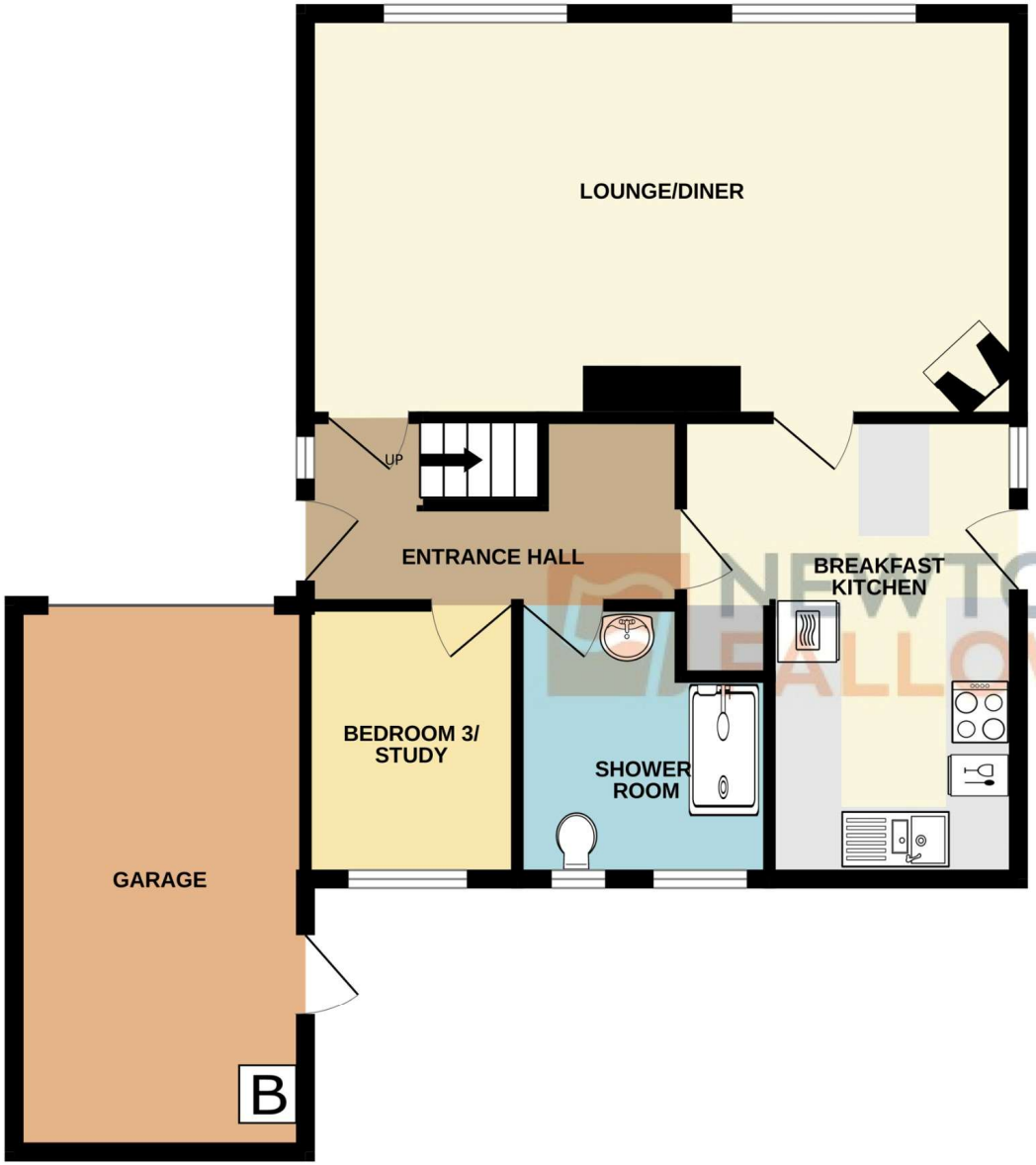
Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

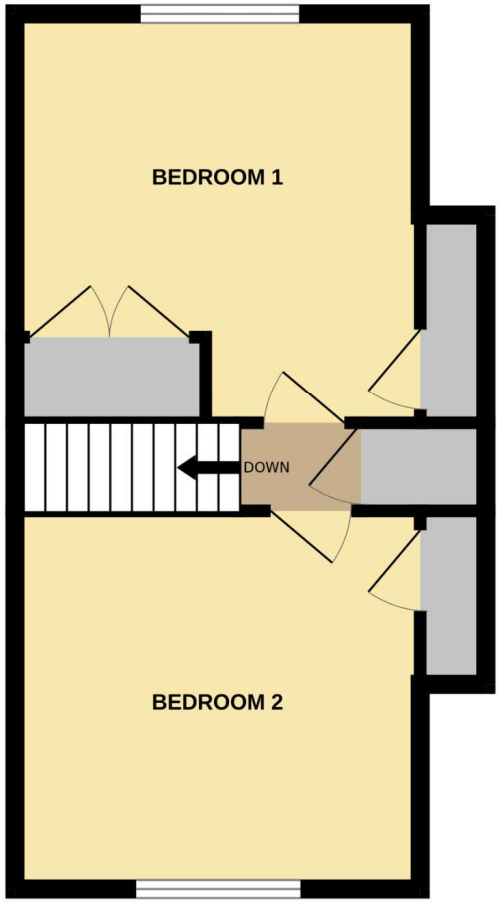
Referrals

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 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.

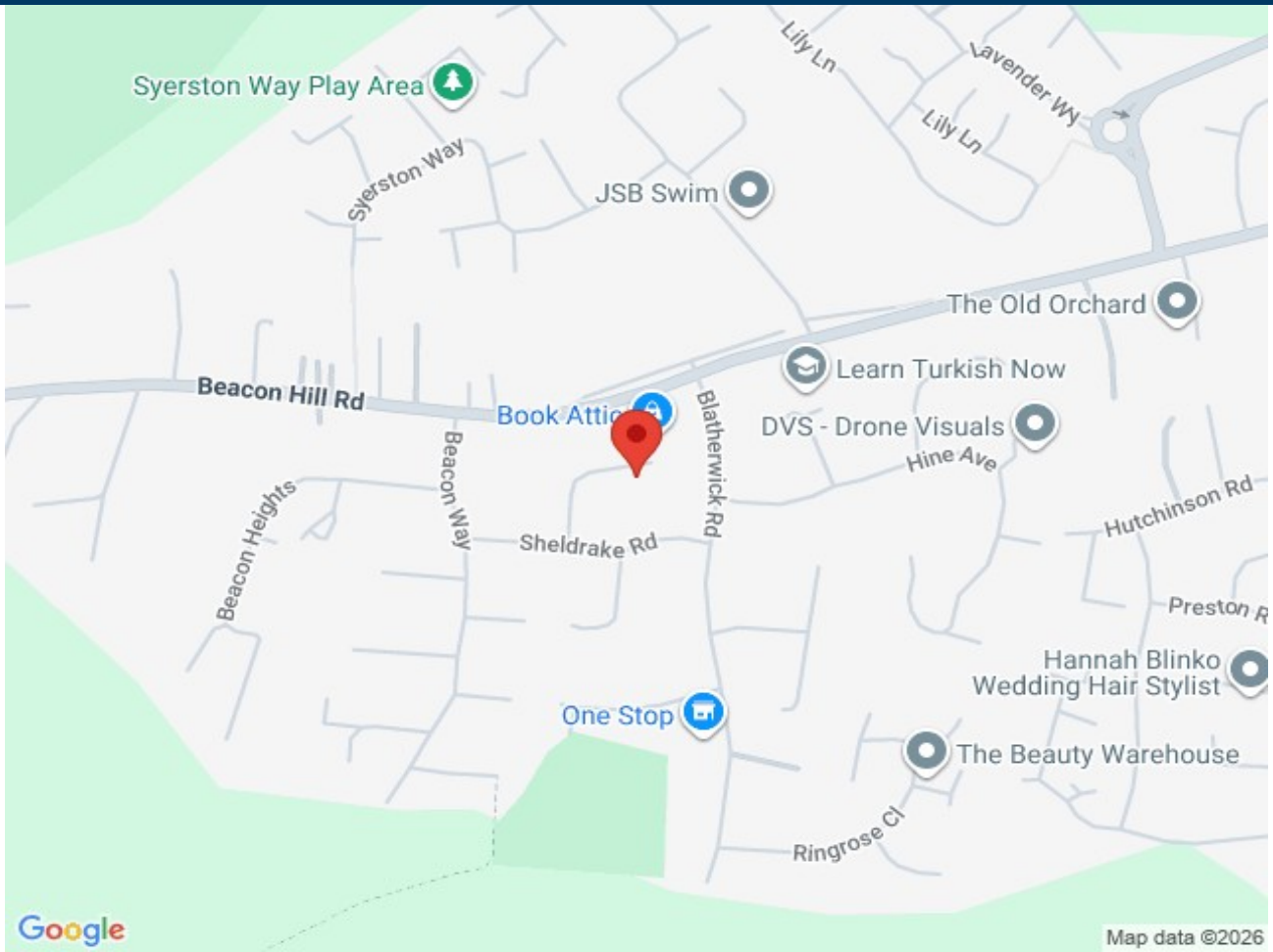
GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



NEWTONFALLOWELL

12-14 Middle Gate, Newark, NG24 1AG
01636 706444 - newark@newtonfallowell.co.uk