



Trinity Road, Newark



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Guide Price £135,000 to £140,000



Key Features

- Traditional Brick End Terraced
- Three Bedrooms
- Spacious Dual Aspect Lounge
- Kitchen & Separate Dining Room
- Garage & Driveway
- Westerly Facing Rear Garden
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





A spacious traditional built three bedroom end terraced house with huge scope to add value but sensibly priced accordingly. Offered for sale with NO CHAIN this fantastic opportunity has accommodation comprising of an entrance hall, spacious dual aspect lounge, kitchen and a separate dining room, to the first floor there are three good sized bedrooms, a shower room and separate WC.

Outside the property has parking and a garage, a westerly facing enclosed rear garden and also benefits from 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.



ACCOMODATION - Rooms and Measurements

Entrance Hall 5'4" x 2'10" (1.6m x 0.9m)

Lounge 19'10" x 11'10" (6m x 3.6m)

Dining Room 10'9" x 7'11" (3.3m x 2.4m)

maximum measurements

Kitchen 11'3" x 8'8" (3.4m x 2.6m)

maximum measurements

First Floor Landing

Bedroom One 11'2" x 11'0" (3.4m x 3.4m)

Bedroom Two 14'1" x 8'0" (4.3m x 2.4m)

Bedroom Three 8'8" x 8'3" (2.6m x 2.5m)

Shower Room 5'5" x 5'4" (1.7m x 1.6m)

WC 5'8" x 2'8" (1.7m x 0.8m)

Garage 19'11" x 7'8" (6.1m x 2.3m)



Agent's Note - Driveway

The initial part of the driveway is shared with the neighbouring property which leads to this property's own parking and garage.

Services

Heating by way of gas wall heaters. 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

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 chose to arrange a survey through them. For more information, please call the office.

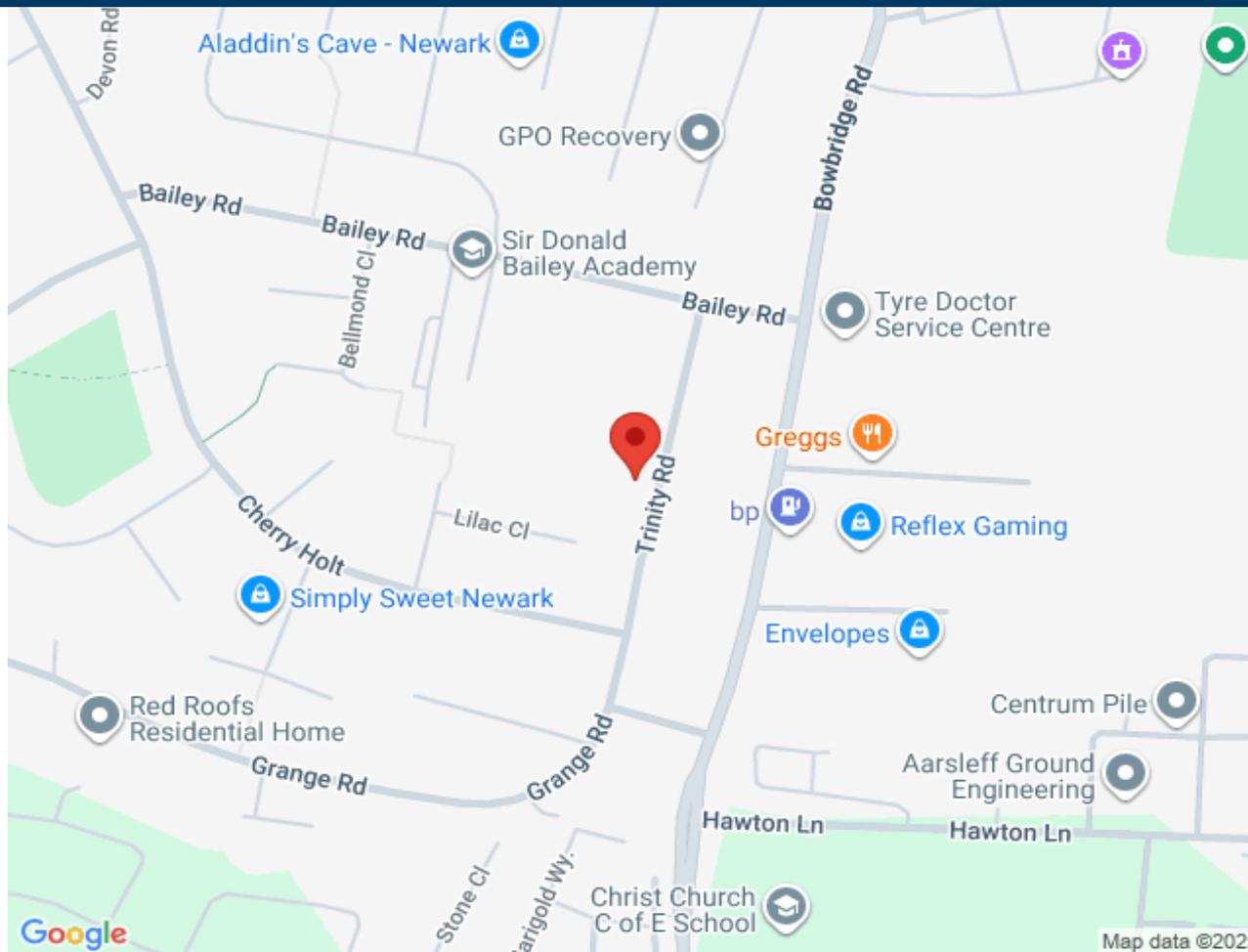
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

