



Ellerslie Close, Newark



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Asking Price £190,000



Key Features

- Semi Detached Home
- F/F Bathroom & Separate WC
- Three Bedrooms
- Enclosed Rear Garden
- Spacious Lounge/Diner & Kitchen
- Town Centre Location
- Off Street Parking
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Presenting a rare opportunity, this brilliant semi-detached home is nestled in the heart of Newark town centre and benefits hugely from off street parking, DETACHED SINGLE GARAGE and a private enclosed rear garden. This home is a fantastic blank canvas, allowing a buyer to really make it their own, and would make a wonderful home suitable for a range of buyers.

Falling within a stone's throw from the host of local amenities the town has to offer as well as within walking distance of both train stations, the property's accommodation comprises to the ground floor: inviting entrance hallway with ample storage facilities, kitchen with four-ring gas hob and electric oven, spacious L-shaped lounge/diner and a set of sliding doors opening to a lean to. The first floor is welcomed with a generous landing space with access to three well-proportioned bedrooms, bathroom and separate WC.

Outside, the property is approached with off street parking in front of the detached single garage. The garage benefits from power and lighting. A shared access leads up to the front door, with a small communal gravelled area for the three properties in the close. The rear garden benefits from great degree of privacy and is designed with low maintenance in mind with the majority being paved. Other features of this home include gas central heating and UPVC double glazed windows (excluding lean to).

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 11'7" x 7'11" (3.5m x 2.4m)

maximum measurements

Kitchen 9'9" x 8'1" (3m x 2.5m)

Lounge/Diner 18'2" x 15'6" (5.5m x 4.7m)

maximum measurements

Lean To 9'0" x 7'7" (2.7m x 2.3m)

First Floor Landing

Bedroom One 13'1" x 11'3" (4m x 3.4m)

maximum measurements

Bedroom Two 10'10" x 9'2" (3.3m x 2.8m)

Bedroom Three 8'10" x 6'9" (2.7m x 2.1m)

Bathroom 6'2" x 5'10" (1.9m x 1.8m)

Separate WC 6'2" x 2'8" (1.9m x 0.8m)

Detached Garage 17'11" x 10'6" (5.5m x 3.2m)

Agent's Note - Windows

The windows in the property are UPVC double glazed with the exception of the lean to.

Agent's Note - Access

There is a shared initial driveway access along with shared access leading to the front door of the property. There is also a small communal gravelled area for the three properties in the close.

Agent's Note - Japanese Knotweed

The vendor has advised there was some Japanese Knotweed which was located far away from the property in a small area to the front side of the garage in 2014. This was treated across two summers.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 939 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.

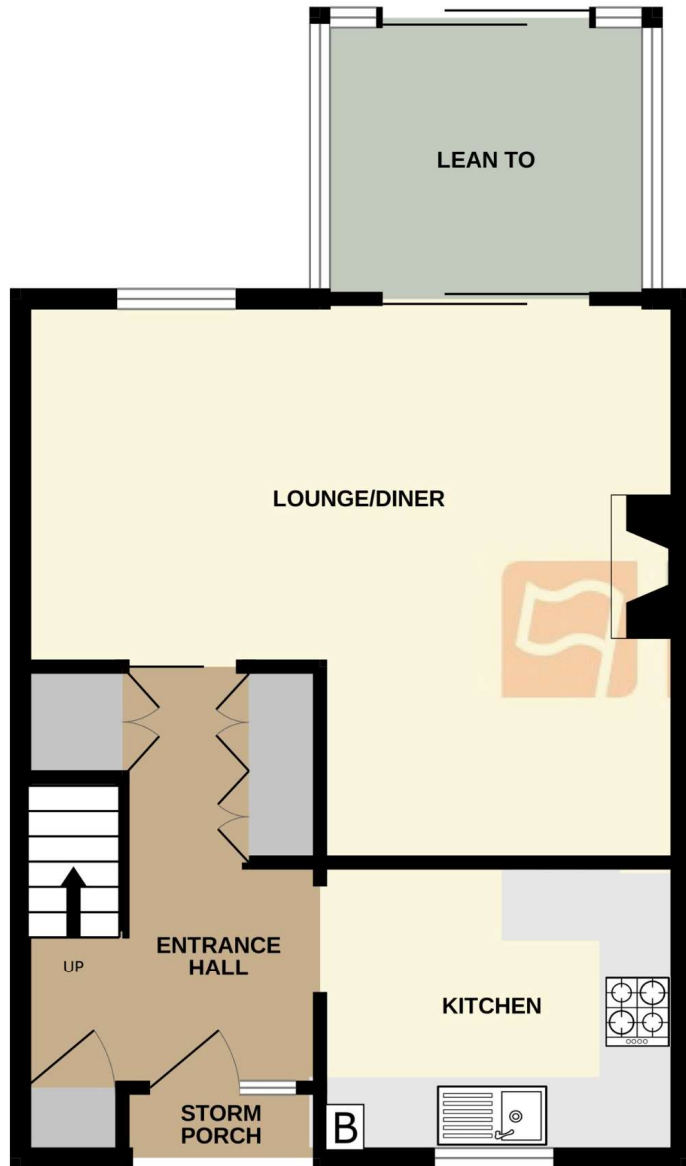
Agent's Note - Sales Particulars

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.

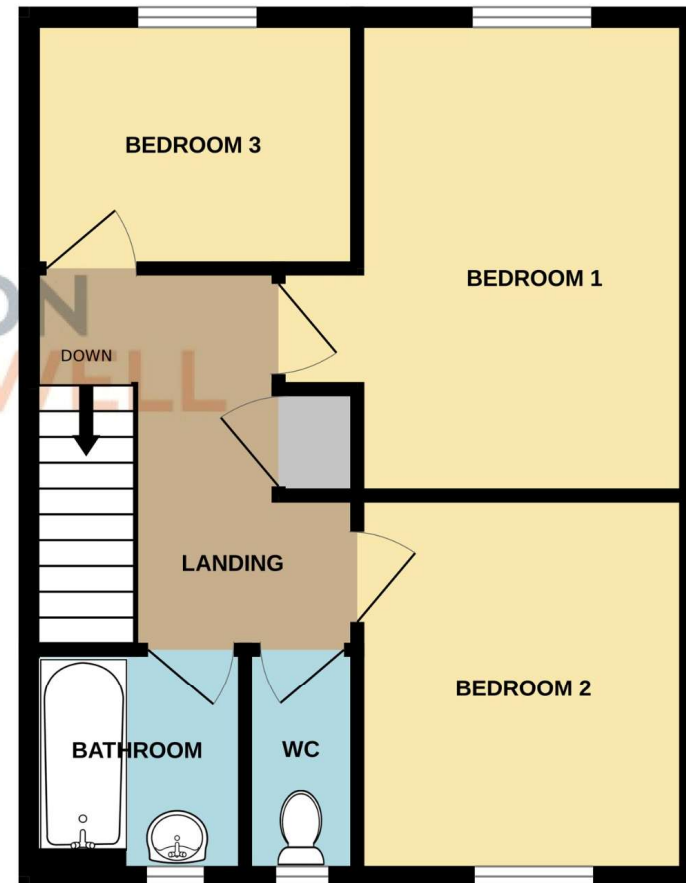
Referrals

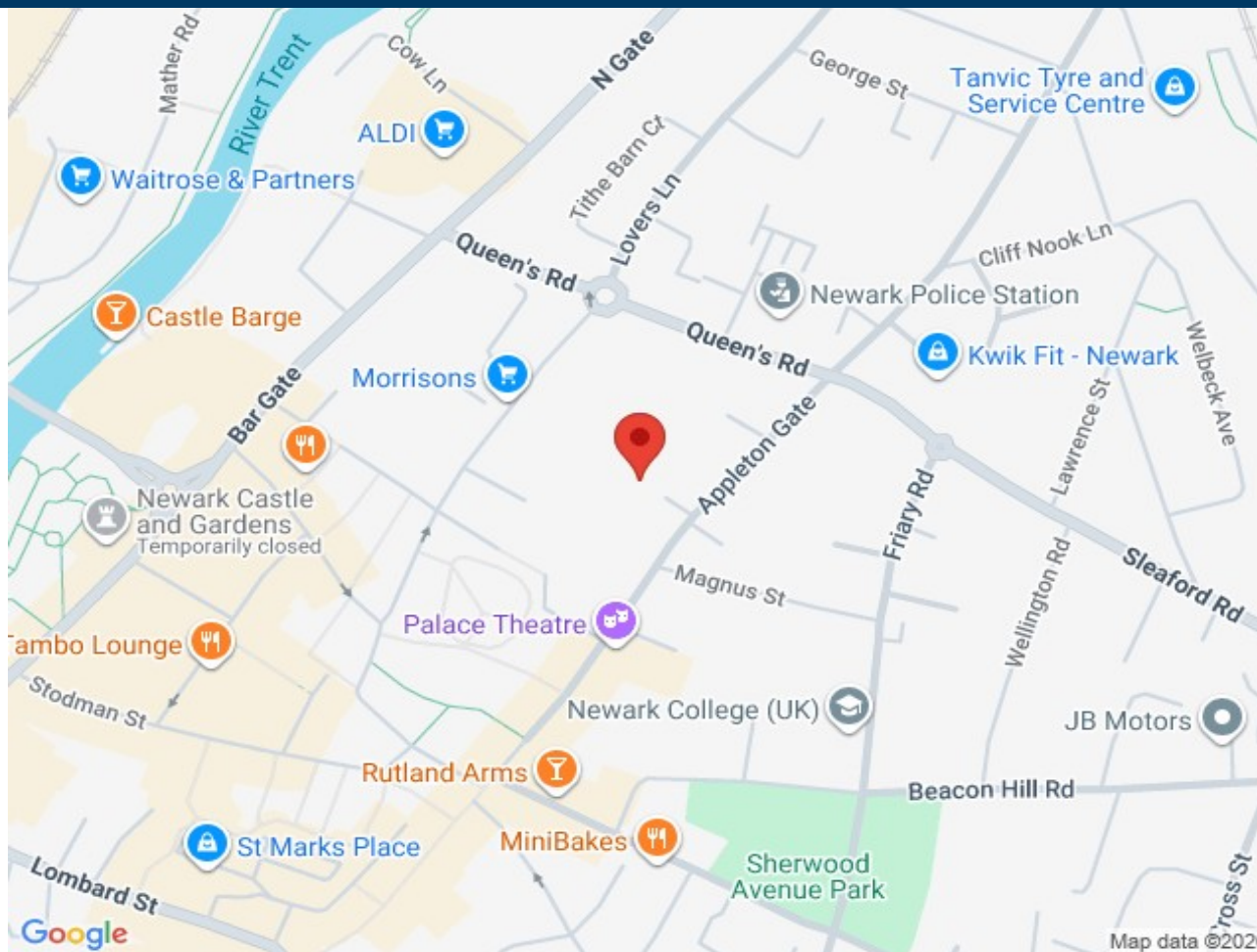
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

