

Trinity Road, Newark

Guide Price £150,000 to £160,000

NEWTON FALLOWELL

Trinity Road

Newark

Offering fantastic scope for improvement and extension, subject to the necessary planning consents and permissions, this well-maintained semi-detached home occupies an established residential position with excellent access to Newark town centre and a wide range of local amenities. Well suited to families, the property provides generously proportioned accommodation, off-street parking and a particularly good-sized rear garden.

The accommodation briefly comprises an entrance hall leading into a spacious dual-aspect lounge, providing an excellent main reception space with plenty of natural light. The kitchen is positioned to the rear and benefits from an adjoining lobby, which provides access to two useful storage areas. These spaces offer exciting potential for reconfiguration, whether utilised as additional accommodation, incorporated into the kitchen to create a larger dining kitchen, or adapted to suit a buyer's individual requirements. To the first floor are three well-proportioned bedrooms, together with a separate WC and a spacious family bathroom fitted with a three-piece suite, including both a separate shower and bath.

Outside, the property benefits from off-street parking to the front, while the generous rear garden is predominantly laid to lawn and provides an excellent outdoor space for families, entertaining or those looking to create their own garden haven. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D









Entrance Hall
5' 5" x 2' 11" (1.65m x 0.89m)

Lounge
19' 11" x 11' 4" (6.07m x 3.45m)

Kitchen
13' 4" x 11' 3" (4.06m x 3.43m)
maximum measurements

Lobby
3' 9" x 3' 0" (1.14m x 0.91m)

Store 1
8' 0" x 7' 7" (2.44m x 2.31m)
maximum measurements

Store 2
3' 10" x 3' 1" (1.17m x 0.94m)

Bedroom One
14' 1" x 8' 2" (4.29m x 2.49m)

Bedroom Two
14' 8" x 10' 10" (4.47m x 3.30m)
maximum measurements

Bedroom Three
8' 9" x 8' 3" (2.67m x 2.52m)

Bathroom
7' 11" x 5' 6" (2.41m x 1.68m)

Separate WC
5' 9" x 2' 8" (1.75m x 0.81m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 915 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.





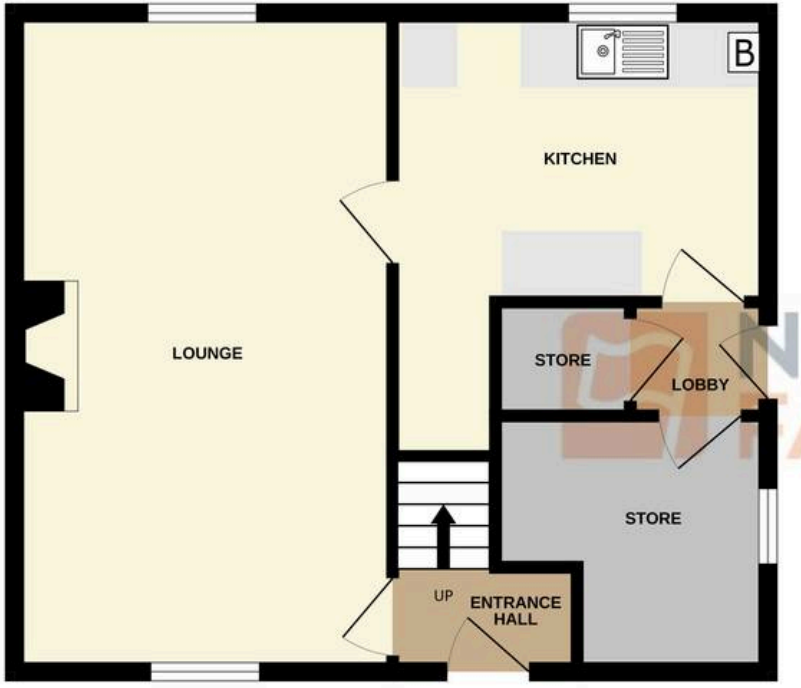
Anti-Money Laundering Regulations

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 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



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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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