



Ringrose Close, Newark



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Asking Price £240,000



Key Features

- Detached House
- Recently Renovated
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Dual Aspect Lounge/Diner & Kitchen
- Single Garage & Driveway
- No Chain
- Council tax Band: C
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN Located in the popular 'Beacon Heights' area of Newark, this detached home has undergone recent renovation to present this home to a high standard and a property ready to move straight into. This property falls within easy access to the A1 as well as Newark town centre.

The property's accommodation comprises: inviting entrance hallway with under stairs cupboard, dual aspect lounge/diner, delightful modern kitchen with a four-ring electric hob, electric oven and integrated dishwasher. To the first floor there are three bedrooms and a quality family bathroom suite. Outside, this property is approached to the front with a driveway providing off street parking and leads up to the single garage. The rear garden is west facing and enjoys a brilliant paved entertaining area with a small lawned area and low maintenance borders. Other features 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 Hall 12'1" x 6'0" (3.7m x 1.8m)

maximum measurements

Lounge/Diner 19'11" x 11'4" (6.1m x 3.5m)

maximum measurements

Kitchen 11'7" x 9'3" (3.5m x 2.8m)

maximum measurements

First Floor Landing

Bedroom One 11'2" x 8'6" (3.4m x 2.6m)

Bedroom Two 11'2" x 8'2" (3.4m x 2.5m)

maximum measurements

Bedroom Three 8'1" x 6'3" (2.5m x 1.9m)

Family Bathroom 8'7" x 6'2" (2.6m x 1.9m)

maximum measurements

Garage 16'4" x 8'3" (5m x 2.5m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 877 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.

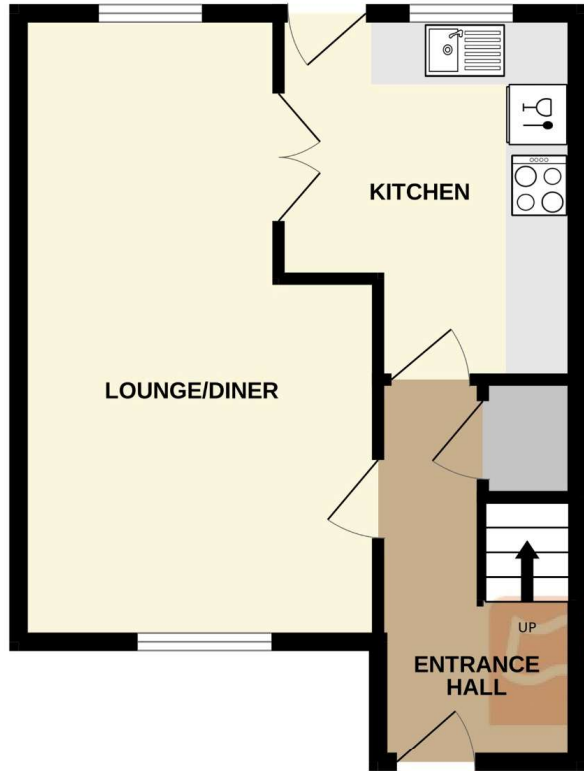
Agent's Note - Sales Particulars

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.

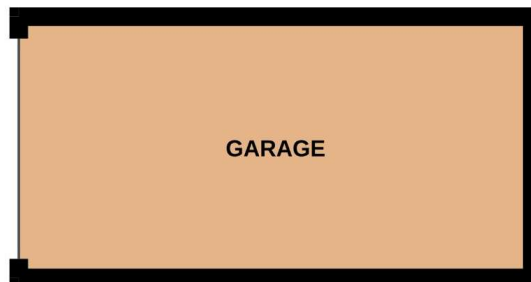
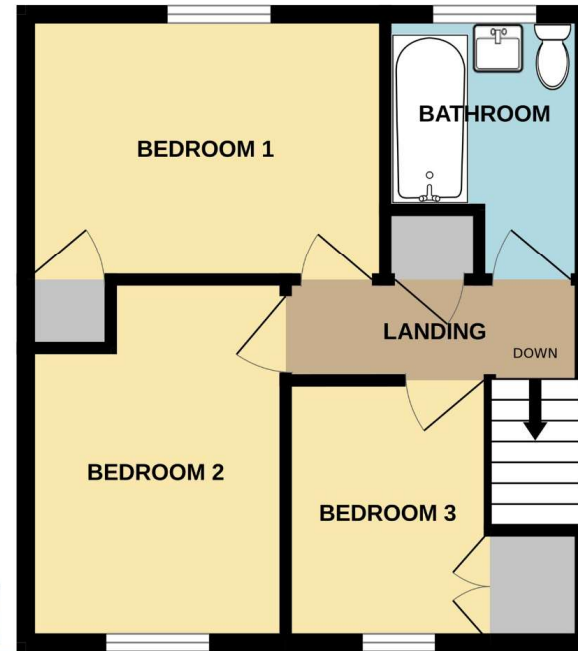
Referrals

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.

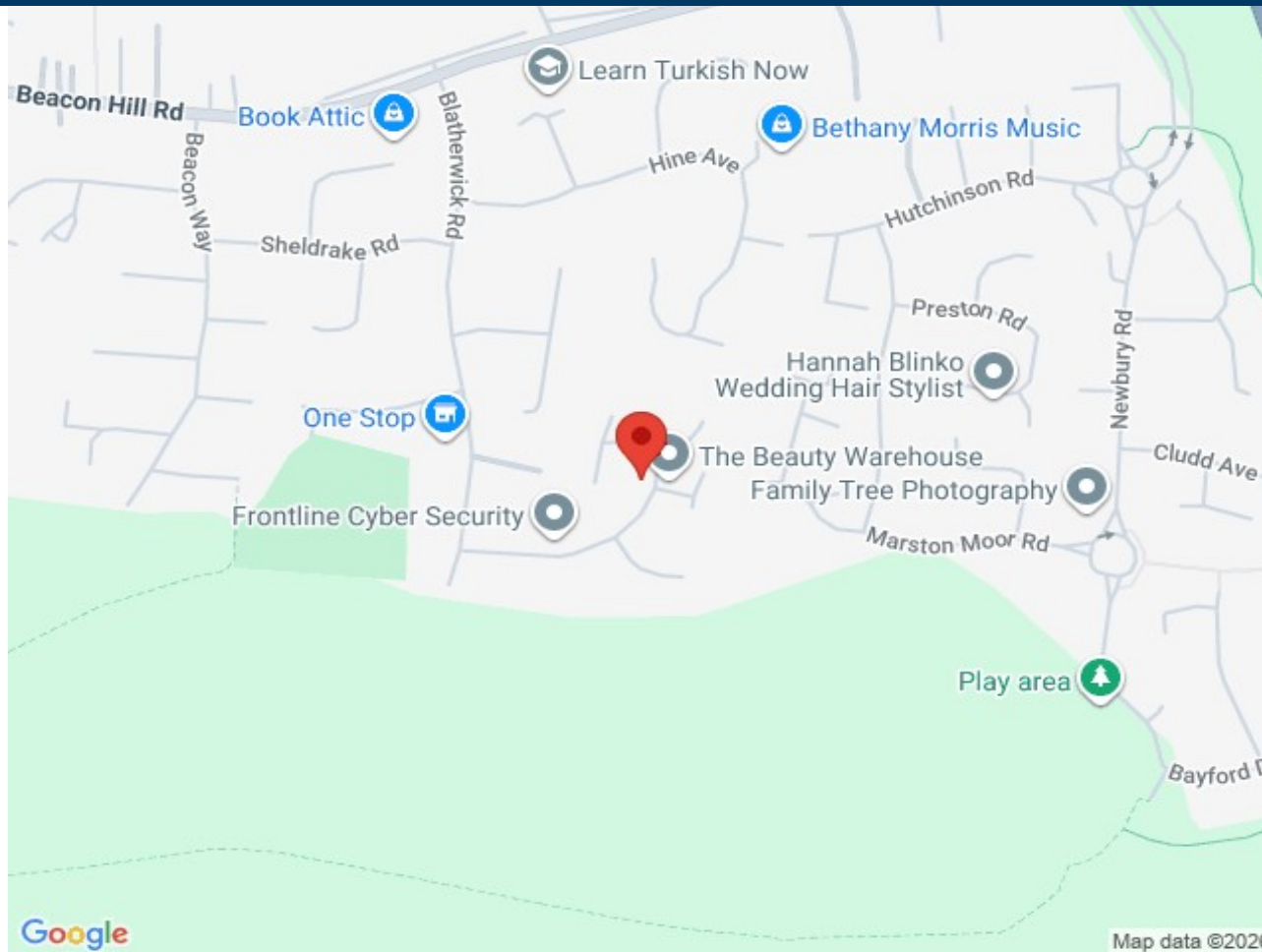
GROUND FLOOR



1ST FLOOR



NEWTON
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

