



45 Cherry Holt
Newark, NG24 4JY



Book a Viewing

Offers In Excess Of £145,000

This appealing property presents a wonderful opportunity to create a stylish and spacious family home. Set on a generous plot with ample space to the side for parking and the potential for a future extension (subject to the relevant permissions), it offers an exciting prospect for buyers looking to add their own vision and value. The ground floor features an entrance lobby opening into a bright, well proportioned lounge diner, complemented by a kitchen with an adjacent store room that could be transformed into an impressive utility area. Upstairs, three generous bedrooms and a wet room providing comfortable and flexible family accommodation. Offered to the market with no upward chain, this property invites its next owners to unlock its full potential and create a superb home tailored to their needs.





SERVICES

All mains services available. Electric heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



ACCOMMODATION

ENTRANCE

With uPVC double glazed door, stairs to first floor and door to living room.

LIVING ROOM

20' 3" x 11' 4" into recess (6.17m x 3.45m) With uPVC double glazed windows to the front and rear elevations, picture rails, electric fire suite, electric storage heater and door to kitchen.

KITCHEN

11' 5" x 9' 4" (3.48m x 2.84m) Fitted with wall and base units with a worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, tiled splashbacks, fitted oven, electric hob and space for a fridge freezer, uPVC double glazed window to the rear elevation and doorway to side lobby.

LOBBY

With uPVC double glazed door to the side elevation, latch doors to a potential utility room/store and to a further storage cupboard.

STORE ROOM

7' 11" x 6' 10" (2.41m x 2.08m) With uPVC double glazed window to the side elevation.

LANDING

With uPVC double glazed window to the rear elevation, access to the loft, built-in storage cupboard and doors to the bedrooms and to the shower room.

BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m) With uPVC double glazed window to the front elevation, built-in wardrobe and electric storage heater.

BEDROOM TWO

14' 1" x 8' 2" (4.29m x 2.49m) With uPVC double glazed window to the front elevation, built-in wardrobe and electric storage heater.

BEDROOM THREE

8' 10" x 8' 2" (2.69m x 2.49m) With uPVC double glazed window to the rear elevation and electric storage heater.

WET ROOM

7' 9" x 5' 6" (2.36m x 1.68m) With Electric shower, wash hand basin and low level WC, tiled splashbacks, wall mounted blow heater, extractor and uPVC double glazed opaque window to the rear elevation.

OUTSIDE

Gardens to three sides and driveway.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Giso n Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

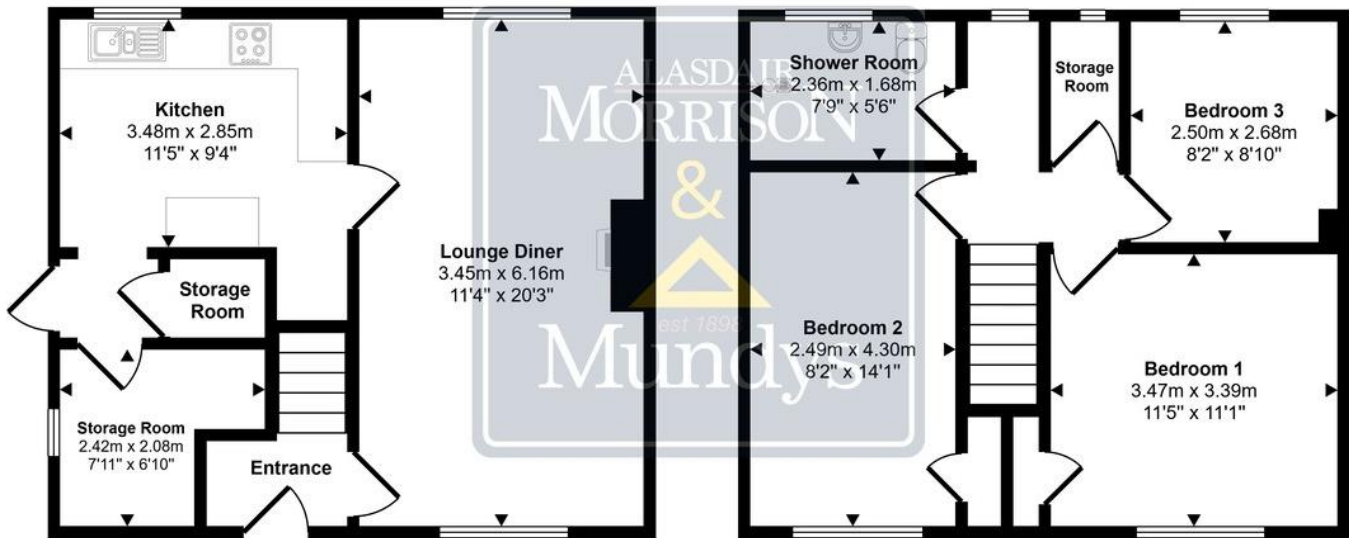
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft

First Floor
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.