



Grange Road, Newark



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Guide Price £240,000 to £250,000



### Key Features

- Established Detached Bungalow
- Three Double Bedrooms
- Large Lounge & Conservatory
- Breakfast Kitchen
- Modern Shower Room
- Detached Garage, Car Port & Driveway
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN! Benefiting hugely from a generous SOUTH FACING rear garden, this established detached bungalow offers great potential despite the property requiring a degree of modernisation. The bungalow's accommodation comprises: an inviting entrance hallway, large dual aspect lounge, breakfast kitchen with four ring gas hob and electric oven, two double bedrooms, additional room which could be utilised as either a bedroom or reception room, conservatory and a quality modern shower room. To the front of the property, there is a gated driveway providing off street parking which leads down the side of the bungalow with a car port and a detached single garage. The rear garden is enclosed and is predominantly laid to lawn. This home has UPVC double glazing, owned solar panels which are used to heat the water only and gas central heating via a back boiler. 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.

### Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

### ACCOMODATION - Rooms and Measurements

**Entrance Hallway** 19'5" x 8'8" (5.9m x 2.6m)  
maximum measurements

**Lounge** 17'7" x 14'0" (5.4m x 4.3m)

**Breakfast Kitchen** 13'7" x 13'0" (4.1m x 4m)  
maximum measurements

**Bedroom One** 13'7" x 10'4" (4.1m x 3.1m)

**Bedroom Two** 11'9" x 10'4" (3.6m x 3.1m)  
maximum measurements

**Bedroom Three/Sitting Room** 12'4" x 10'3" (3.8m x 3.1m)

**Conservatory** 10'6" x 8'3" (3.2m x 2.5m)

**Shower Room** 6'10" x 5'10" (2.1m x 1.8m)

### Agent's Note - Solar Panels

The property has owned solar panels which are used to heat the water only.

### Services

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 cannot be taken to be accurate, they are given as a guide only.

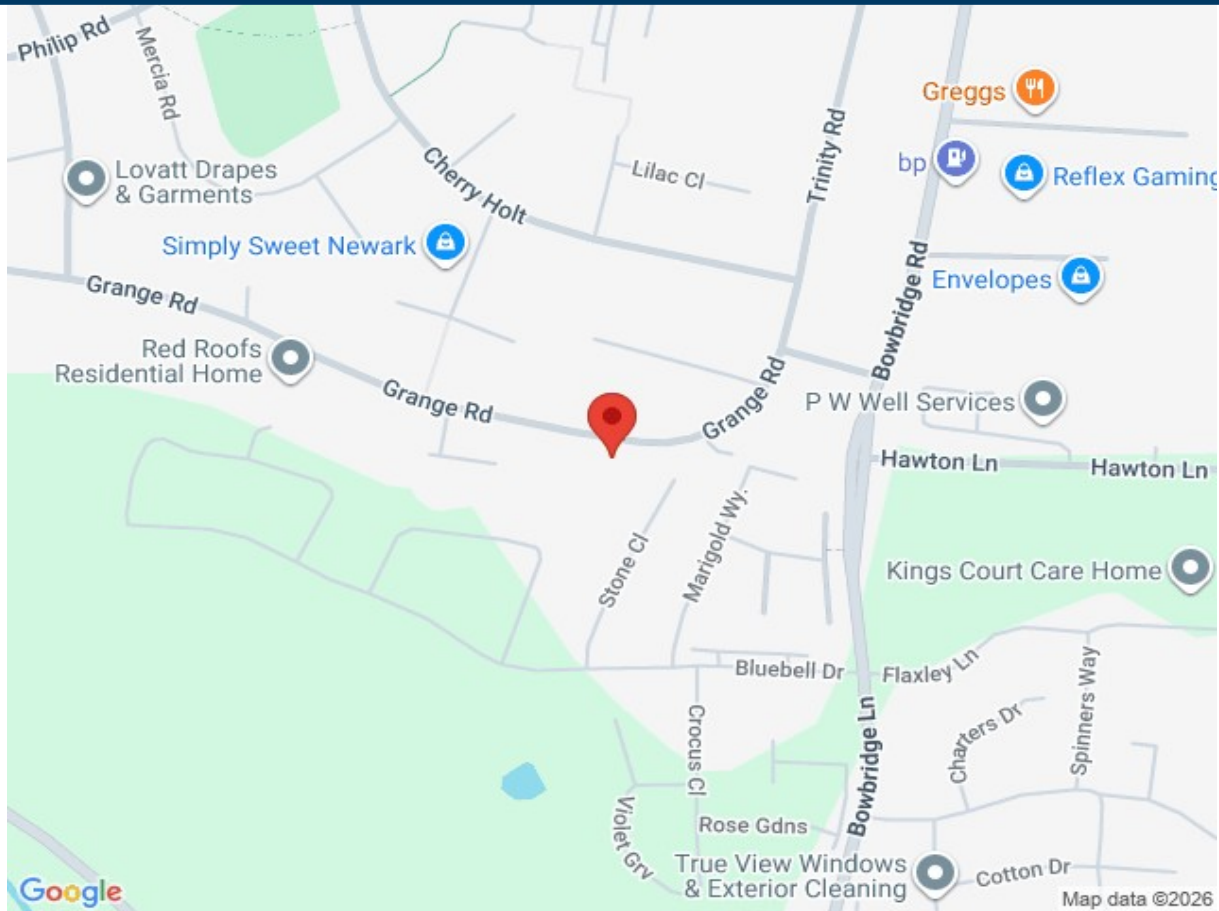
### Referrals

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 £300 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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