



76 Cranmer Road

Newark, NG24 4ET

£1,200 pcm

RECENTLY RENOVATED THROUGHOUT

Briefly comprises an Entrance Hall leading to a spacious Kitchen, Lounge Diner and stairs rising to the First Floor Landing, providing access to the Family Bathroom with shower over the bath, Bedroom One, Bedroom Two and Bedroom Three. Bedrooms One and Two benefit from built-in storage, with further built-in storage available from the landing. The property also benefits from a driveway to the front and an enclosed rear garden with patio area.



LOCATION

Cranmer Road is situated within a popular residential area of Newark, conveniently located for access to a range of local amenities, schools and transport links. Newark town centre is within easy reach, offering a variety of shops, supermarkets, cafés, restaurants and leisure facilities. The property is also well placed for access to Newark's railway stations, providing convenient connections to Nottingham, Lincoln and London, while the A1 is readily accessible for wider road links.

ACCOMMODATION

A fantastic opportunity to secure an immaculately presented Three Bedroom Home which has recently undergone a programme of improvements, including full redecoration and new flooring throughout. The internal accommodation comprises an Entrance Hall leading to a spacious Kitchen with integrated appliances including Fridge Freezer and Dishwasher, together with built-in storage and access to the Lounge Diner. The Lounge Diner benefits from patio doors opening onto the rear garden and a feature fireplace. Stairs rise to the First Floor Landing providing access to additional storage, Bedroom One with built-in storage, Bedroom Two with built-in storage and Bedroom Three. The newly fitted Family Bathroom benefits from both a bath and shower over.

OUTSIDE

The property benefits from an enclosed rear garden with newly laid lawn, together with sleeper boards creating a raised area around established trees and shrubs. To the side of the property there is a patio area, while to the front there is a gravelled driveway providing off-street parking, with additional on-street parking available nearby.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenants. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Recently Renovated Throughout
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Newly Decorated Throughout
- New Flooring Fitted Throughout
- Endosed Rear Garden and Patio
- Driveway to the Front
- Kitchen with Appliances
- EPC Energy Rating - C
- Council Tax Band - A (Newark & Sherwood District Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements.