



Cherry Holt, Newark

Guide Price £160,000 to £170,000



**NEWTON**  
**FALLOWELL**



## Cherry Holt

### Newark

MARKETED WITH NO CHAIN This three bedroom end of terrace house is situated in a popular residential location, ideal for first time buyers or those seeking a comfortable family home, the property offers generous accommodation, and scope to put your own stamp on.

The property has accommodation comprising of: entrance hallway, spacious lounge with separate conservatory, kitchen diner with electric oven and gas hob and ground floor WC. To the first floor there are three well-proportioned bedrooms and a family bathroom with separate WC.

To the front of the property there is a driveway, to the rear is a low maintenance garden which is mainly lawned with a patio area. The property further benefits from gas central heating (new boiler fitted July 2026) and UPVC double glazing. There are also 16 leased solar panels (please contact the office for further details). This property would make an ideal first time buy, and is being sold with NO ONWARD CHAIN.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: tbc







#### **Lounge**

19' 11" x 11' 2" (6.07m x 3.40m)

#### **Conservatory**

10' 10" x 10' 5" (3.30m x 3.18m)  
maximum measurements

#### **Kitchen Diner**

16' 1" x 11' 3" (4.90m x 3.43m)  
maximum measurements

#### **Ground Floor WC**

5' 5" x 3' 5" (1.65m x 1.04m)

#### **First Floor Landing**

8' 9" x 5' 11" (2.67m x 1.80m)  
maximum measurements

#### **Bedroom One**

11' 1" x 10' 10" (3.38m x 3.30m)

#### **Bedroom Two**

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

#### **Bedroom Three**

8' 9" x 8' 2" (2.67m x 2.49m)

#### **Bathroom**

5' 7" x 5' 5" (1.70m x 1.65m)

#### **Separate WC**

5' 9" x 2' 7" (1.75m x 0.79m)

#### **Agents Note - Solar Panels**

The property has 16 leased solar panels from 'Ecovision Renewable Energy', these are on a 25 years lease from 20-10-2011. Please contact the office for further details.





### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 1,012 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.

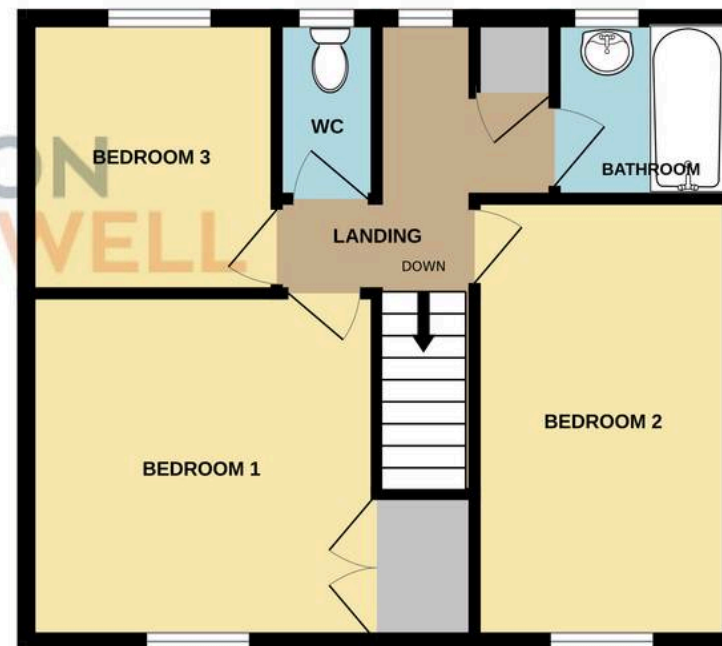
### **Referrals**

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







## Newton Fallowell

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