

Jon Brambles

ESTATE AGENTS



Cranmer Road, Newark NG24 4ET



An extended three/four bedroom semi detached property available for purchase with NO CHAIN. This spacious family home requires a degree of updating and modernisation and is priced accordingly. In addition to the bedroom accommodation, there are one/two reception rooms, a fitted kitchen, ground floor bathroom and first floor WC. There is off road parking and gardens to the front and rear. Partial double glazing and gas central heating are installed.

Offers Over £150,000

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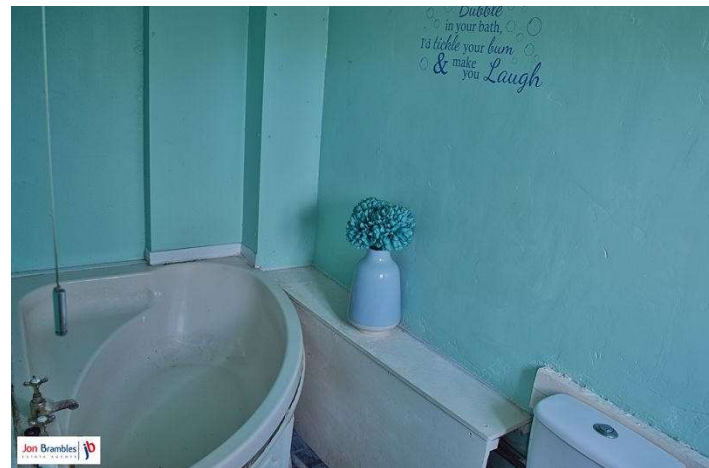
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Great Family House

No Chain



Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access into the lounge and the extension. The hallway has a ceiling light point and a radiator.

Lounge 12' 11" x 11' 10" (3.93m x 3.60m) (plus bay window)

This good sized and well proportioned reception room has a bay window to the front elevation. The lounge has a fireplace (currently sealed off) and to one side is bespoke fitted shelving. There is a ceiling light point, a radiator and a door leading through into the kitchen.

Kitchen 12' 0" x 9' 7" (3.65m x 2.92m)

The kitchen has a window to the rear elevation and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for a washing machine and further space for a free standing electric cooker. The kitchen is of sufficient size to accommodate a small dining table. The central heating boiler is located here. Accessed off the kitchen and sited beneath the staircase is a small but useful storage cupboard. From the kitchen doors lead out into the garden, and a further door into the ground floor bathroom.

Ground Floor Bathroom 9' 7" x 4' 5" (2.92m x 1.35m)

The bathroom has an opaque window to the rear elevation and is fitted with a coloured suite comprising corner bath, pedestal wash hand basin and WC. There is a ceiling light point and a heated towel rail.

Sitting Room/Bedroom 21' 11" x 9' 0" (6.68m x 2.74m)

This large extension has windows to the front, side and rear elevations and has been utilised as a ground floor bedroom but would serve equally well as an additional sitting room/home office or study if required. The room has a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the WC. Access to the loft space is obtained from here.

Bedroom One 13' 10" x 8' 11" (4.21m x 2.72m)

A good sized double bedroom with two windows to the front elevation, a ceiling light point and a radiator. The room has a useful storage cupboard which is sited above the staircase.

Bedroom Two 10' 1" x 9' 7" (3.07m x 2.92m)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 9' 7" x 6' 6" (2.92m x 1.98m)

A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

WC 6' 3" x 2' 8" (1.90m x 0.81m)

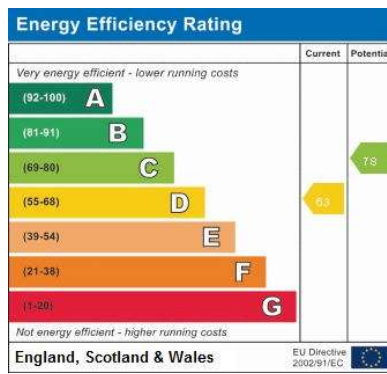
This room is fitted with a WC and wash hand basin, and has a ceiling light point.

Outside

The property stands on an excellent plot and to the front is a lawned garden, adjacent to which is the driveway providing off road parking. There is gated access to the rear. The rear garden is fully enclosed, of an excellent size and requires landscaping. There is a concrete patio next to the rear of the property.

Council Tax

The property is currently in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

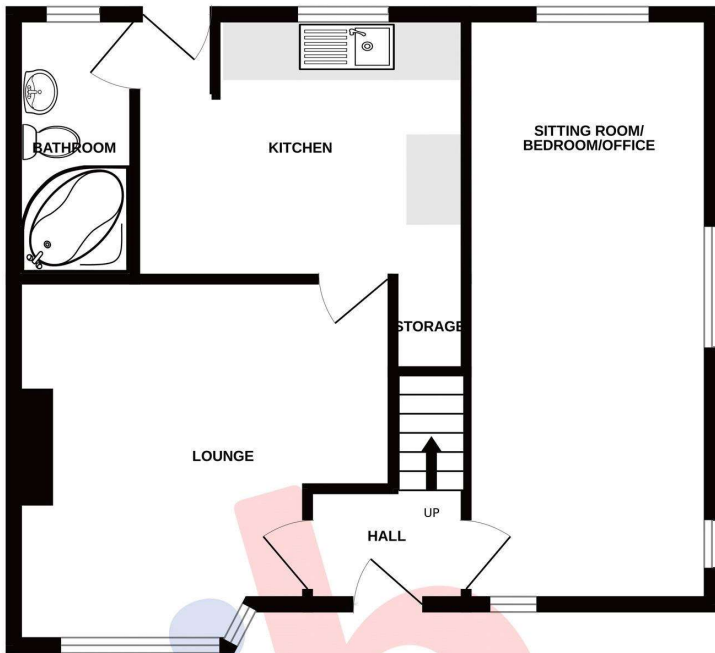
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

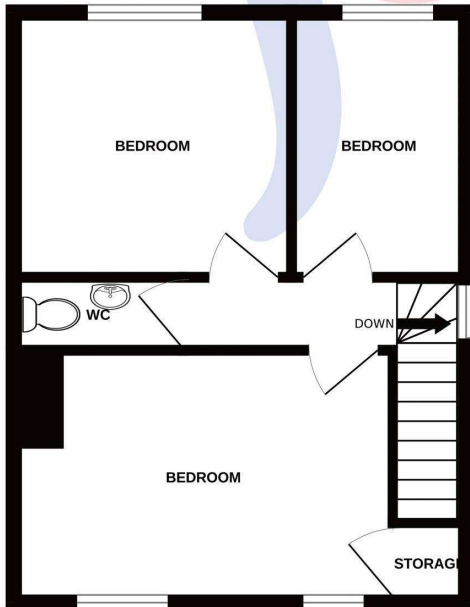
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006822 13 December 2023



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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