



CRANMER ROAD

Cranmer Road, Newark

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OLIVER REILLY



# Cranmer Road, Newark

Guide Price £160,000 - £170,000

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- GF BATHROOM & FIRST FLOOR W.C
- DETACHED GARAGE & MULTI-VEHICLE DRIVEWAY
- Gas Central Heating & uPVC Glazing
- THREE BEDROOMS
- GENEROUS BAY-FRONTED LOUNGE /DINER & CONSERVATORY
- WONDERFUL CORNER PLOT WITH PRIVATE GARDENS
- GREAT BLANK CANVAS! POTENTIAL TO MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC 'tbc'



<b>ENTRANCE PORCH:</b>	6'8 x 3'1 (2.03m x 0.94m)
<b>GENEROUS LOUNGE/DINER:</b> Max measurements provided into bay-window.	13'8 x 13'5 (4.17m x 4.09m)
<b>KITCHEN:</b>	12'1 x 9'6 (3.68m x 2.90m)
<b>GROUND FLOOR BATHROOM:</b>	9'6 x 4'4 (2.90m x 1.32m)
<b>LARGE CONSERVATORY:</b> Of part brick and uPVC construction with a sloped poly-carbonate roof. Providing beech-effect laminate flooring, power and lighting, uPVC double glazed windows to the left side and rear elevations. uPVC double glazed French doors lead out to a secluded paved seating area.	15'3 x 9'5 (4.65m x 2.87m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point, via a pull-down ladder. Equipped with power, lighting and carpeted flooring. Boasting incredible storage space and promising great internal potential. Subject to relevant approvals.	7'7 x 2'7 (2.31m x 0.79m)
<b>MASTER BEDROOM:</b>	13'9 x 2'7 (4.19m x 0.79m)
<b>BEDROOM TWO:</b>	9'10 x 9'6 (3.00m x 2.90m)
<b>BEDROOM THREE:</b>	9'6 x 6'8 (2.90m x 2.03m)
<b>FIRST FLOOR W.C:</b>	6'3 x 2'7 (1.91m x 0.79m)
<b>LARGE DETACHED GARAGE:</b> Of concrete sectional construction, with a sloped roof. Accessed via a manual up/over garage door. Wooden single glazed window to the left side elevation. A metal right sided personal door leads out to the garden.	18'1 x 10'3 (5.51m x 3.12m)

Guide Price: £160,000 - £170,000. A CRACKING CORNER PLOT!

This spacious semi-detached home showcases room in all the right places! Standing proud on an enviable corner plot. Brimming with potential, both inside and out, this ideal family-sized residence is a PERFECT BLANK CANVAS. Having been neutrally decorated and well-maintained, leaving much to your imagination to INJECT YOUR OWN PERSONALITY!

The property is available with NO ONWARD CHAIN and is conveniently positioned on the outskirts of Newark Town Centre, closely connected to an array of excellent on-hand amenities, schools and transport links.

The copious and adaptable accommodation comprises: Entrance porch, a generous BAY-FRONTED LOUNGE/DINER, a fitted kitchen, modern bathroom and a SIZEABLE CONSERVATORY with French doors out to a secluded seating area.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and the huge added benefits of a FIRST FLOOR W.C. Loft hatch access provides a great storage space, equipped with exciting potential. Subject to relevant approvals.

Externally, there is ample external space, that perfectly matches the inside! Greeted with a MULTI-VEHICLE DRIVEWAY, giving access into a LARGE DETACHED GARAGE. The corner plot provides a private seating area and a fully enclosed garden. Promoting a great space for the whole family to appreciate!

Additional benefits of this EYE-CATCHING ALL-ROUNDER include uPVC glazing and gas central heating. AN EXCELLENT & EMPTY OPPORTUNITY AWAITS!... Sets your sights and create your next home!





#### **EXTERNALLY:**

This spacious family-sized home is conveniently positioned close to the Town Centre, in a popular residential area. The property occupies a marvellous corner plot and is initially greeted with dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY with access into a LARGE DETACHED GARAGE. The front garden is laid to lawn and provides further scope to be utilised into additional parking options, with a fenced right side boundary. There is access to the front entrance porch and wooden side personal gated, opening onto a concrete pathway, with outside tap. This leads down to a secluded paved seating area. Also accessed via the uPVC double glazed French doors in the conservatory. The generous side garden is fully enclosed and predominantly laid to lawn. There is a mature tree and extensive paved/ concrete hard-standing. Promoting great external potential to be adapted to suit a variety of needs. The corner plot promotes a high-degree of privacy, with part fenced/ mature hedged side and rear boundaries.

#### **Approximate Size: 875 Square Ft.**

Measurements are approximate and for guidance only.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a selection of uPVC double and single glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'A'**

#### **EPC: Energy Performance Rating: 'D'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### **Local Information & Amenities:**

This property is conveniently located in a popular residential location, within close proximity to the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well-known shops, public houses, boutiques, restaurants and attractions in the town with the marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

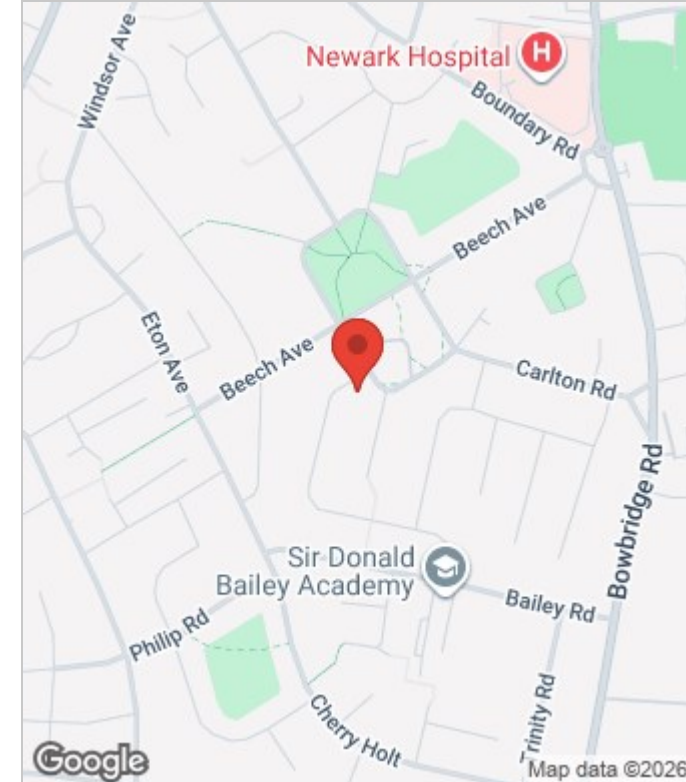
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	