



Sheldrake Road,
Newark, Nottinghamshire, NG24 2JX
£180,000 Freehold



A 3 bed detached chalet bungalow offering huge potential to improve, extend and add value, situated in the extremely popular "Beacon Heights" area of Newark which provides great access into Newark town centre and to the A1. The accommodation comprises of an entrance hall, spacious lounge/diner, kitchen/diner ground floor bedroom/study, ground floor bathroom with separate Wc. To the 1st floor there are 2 bedroom and eaves storage. The property benefits from gas central heating, upvc double glazing, driveway, single garage and corner plot gardens. No Chain

Entrance Hallway

11'8 x 8'10 max (3.56m x 2.69m max)

Lounge/Diner

22'4 x 12'5 (6.81m x 3.78m)

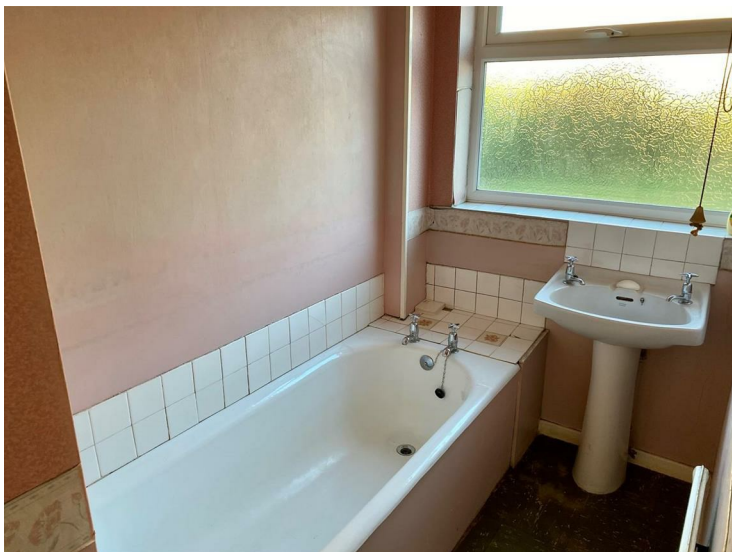


Kitchen/Diner

14'11 x 10'2 max (4.55m x 3.10m max)

Bathroom

8'8 x 4'7 max (2.64m x 1.40m max)



Ground Floor W.C.

5'7 x 2'9 (1.70m x 0.84m)



Bedroom 3/Study

8'8 x 6'10 (2.64m x 2.08m)



First Floor Landing

Bedroom 1

11'5 x 11'5 (3.48m x 3.48m)



Bedroom 2

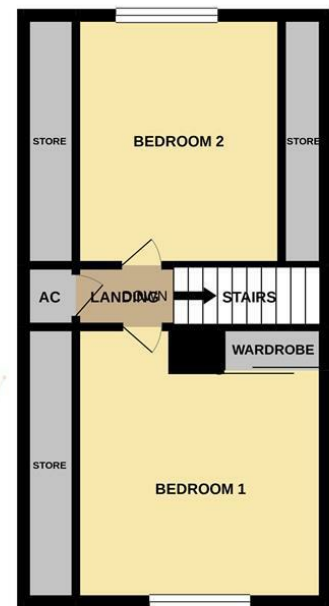
12'7 x 11'5 max (3.84m x 3.48m max)



Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

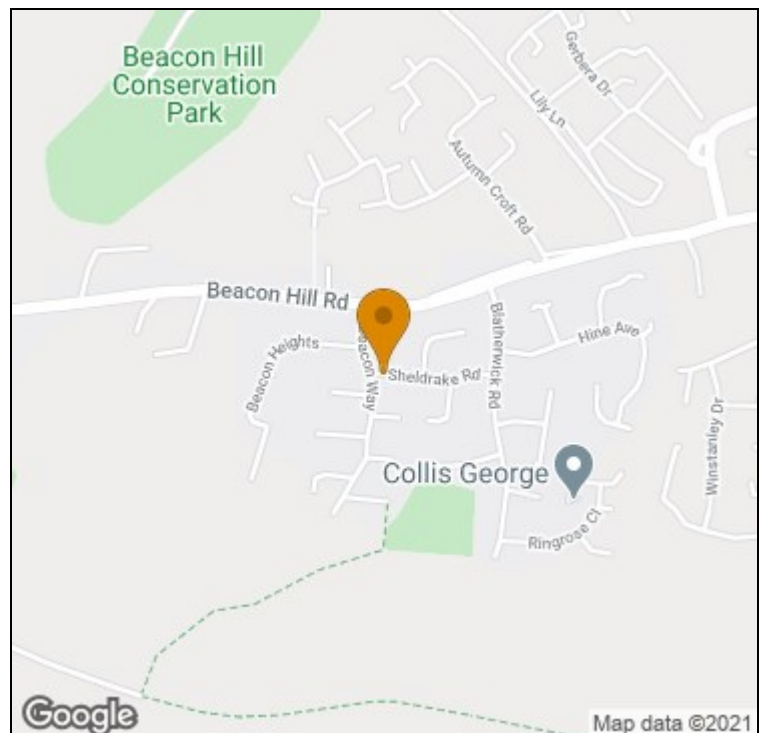
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01636 706444 e: newark@newtonfallowell.co.uk

www.newtonfallowell.co.uk