



**45 Cherry Holt**  
Newark, NG24 4JY



Book a Viewing

**Offers Over £150,000**

This appealing property presents a wonderful opportunity to create a stylish and spacious family home. Set on a generous plot with ample space to the side for parking and the potential for a future extension (subject to the relevant permissions), it offers an exciting prospect for buyers looking to add their own vision and value. The ground floor features an entrance lobby opening into a bright, well proportioned lounge diner, complemented by a kitchen with an adjacent store room that could be transformed into an impressive utility area. Upstairs, three generous bedrooms and a wet room providing comfortable and flexible family accommodation. Offered to the market with no upward chain, this property invites its next owners to unlock its full potential and create a superb home tailored to their needs.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Newark and Sherwood DC.

**TENURE** – Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.





## ACCOMMODATION

### ENTRANCE

With uPVC double glazed door, stairs to first floor and door to living room.

### LIVING ROOM

20' 3" x 11' 4" into recess (6.17m x 3.45m) With uPVC double glazed windows to the front and rear elevations, picture rails, electric fire suite, electric storage heater and door to kitchen.

### KITCHEN

11' 5" x 9' 4" (3.48m x 2.84m) Fitted with wall and base units with a worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, tiled splashbacks, fitted oven, electric hob and space for a fridge freezer, uPVC double glazed window to the rear elevation and doorway to side lobby.

### LOBBY

With uPVC double glazed door to the side elevation, latch doors to a potential utility room/store and to a further storage cupboard.

### STORE ROOM

7' 11" x 6' 10" (2.41m x 2.08m) With uPVC double glazed window to the side elevation.

### LANDING

With uPVC double glazed window to the rear elevation, access to the loft, built-in storage cupboard and doors to the bedrooms and to the shower room.

### BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m) With uPVC double glazed window to the front elevation, built-in wardrobe and electric storage heater.

### BEDROOM TWO

14' 1" x 8' 2" (4.29m x 2.49m) With uPVC double glazed window to the front elevation, built-in wardrobe and electric storage heater.

### BEDROOM THREE

8' 10" x 8' 2" (2.69m x 2.49m) With uPVC double glazed window to the rear elevation and electric storage heater.

### WET ROOM

7' 9" x 5' 6" (2.36m x 1.68m) With Electric shower, wash hand basin and low level WC, tiled splashbacks, wall mounted blow heater, extractor and uPVC double glazed opaque window to the rear elevation.

### OUTSIDE

Gardens to three sides and driveway.



**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

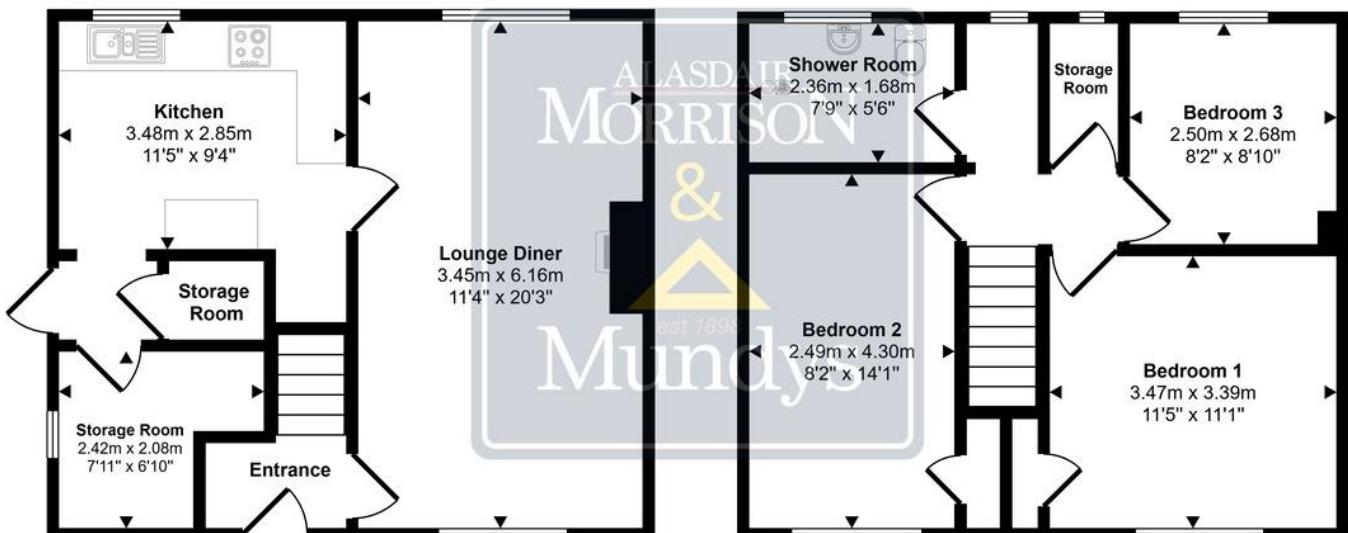
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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**Approx Gross Internal Area  
88 sq m / 943 sq ft**

**Ground Floor**

Approx 44 sq m / 469 sq ft

**First Floor**

Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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