



Windsor Avenue, Newark



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Guide Price £210,000 to £220,000



Key Features

- Semi Detached Home
- Superb Potential To Extend (STP)
- Three Well-Proportioned Bedrooms
- Two Reception Rooms
- Kitchen & F/F Bathroom
- Garage & Off Street Parking
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Conveniently positioned close to Newark town centre, this attractive 'Vickers' semi detached home has fantastic scope to extend, subject to the relevant planning, and boasts a generous plot, making this a great family home.

Representing a delightful blank canvas, the property's well-proportioned accommodation comprises to the ground floor: welcoming entrance hallway, spacious lounge with open fire, separate dining room with sliding doors to the rear garden and kitchen with useful pantry cupboard. The first floor has three good-sized bedrooms and a large bathroom suite. The property benefits from gas central heating and UPVC double glazing.

Outside, this home is approached with a concrete and gravelled driveway which provides off street parking for multiple vehicles. There is gated side access which leads down to the single garage. The rear garden enjoys a large paved entertaining area and is then predominantly laid to lawn with a variety of mature plants/shrubs to borders.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 14'11" x 7'8" (4.5m x 2.3m)
maximum measurements

Lounge 11'3" x 10'10" (3.4m x 3.3m)

Dining Room 13'3" x 11'5" (4m x 3.5m)

Kitchen 9'6" x 7'0" (2.9m x 2.1m)

First Floor Landing

Bedroom One 13'3" x 11'5" (4m x 3.5m)

Bedroom Two 11'3" x 10'10" (3.4m x 3.3m)

Bedroom Three 8'1" x 7'10" (2.5m x 2.4m)

Bathroom 9'6" x 7'0" (2.9m x 2.1m)
maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

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.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

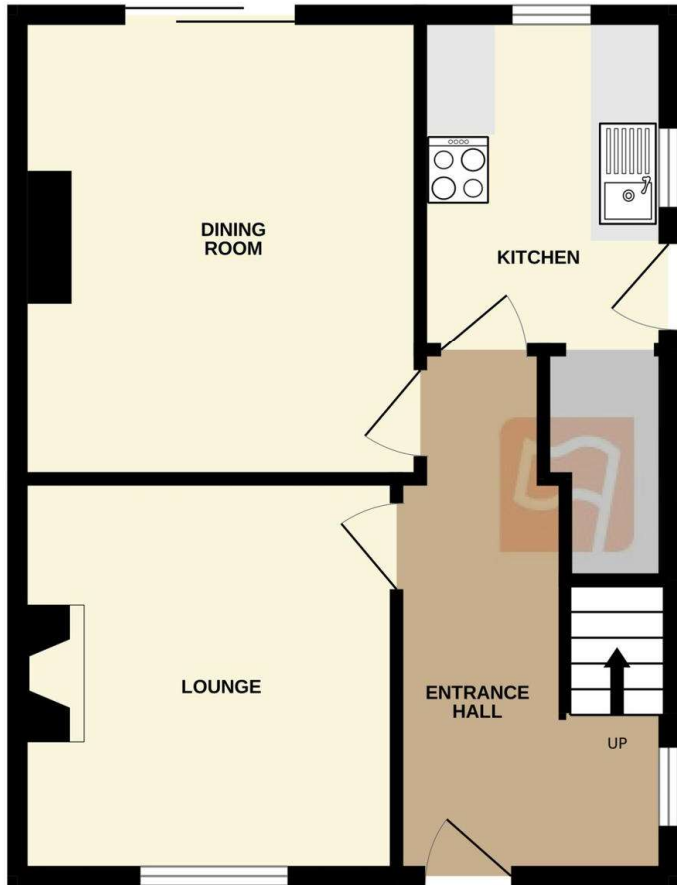
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

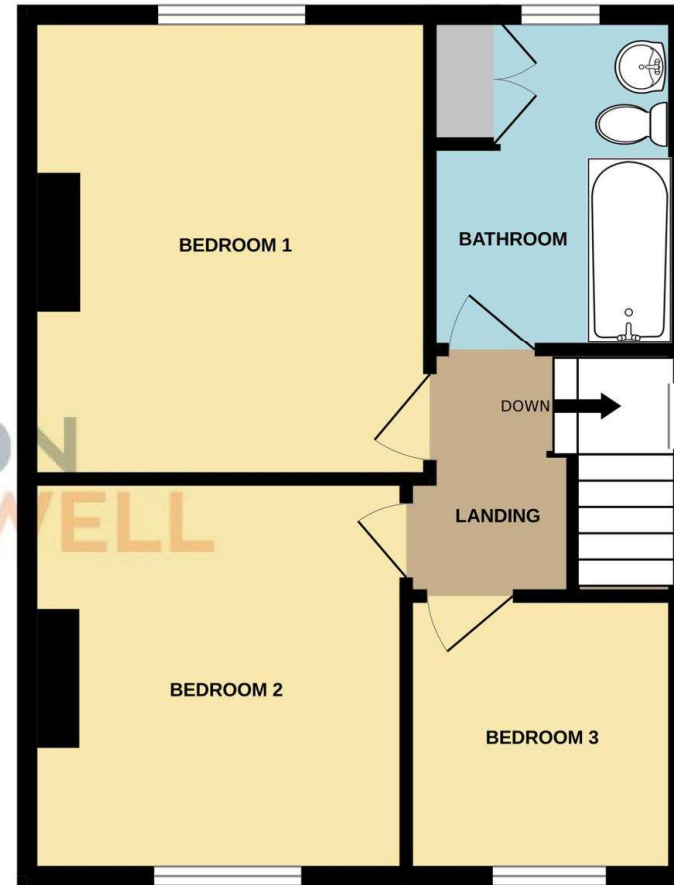
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 chose to arrange a survey through them. For more information, please call the office.



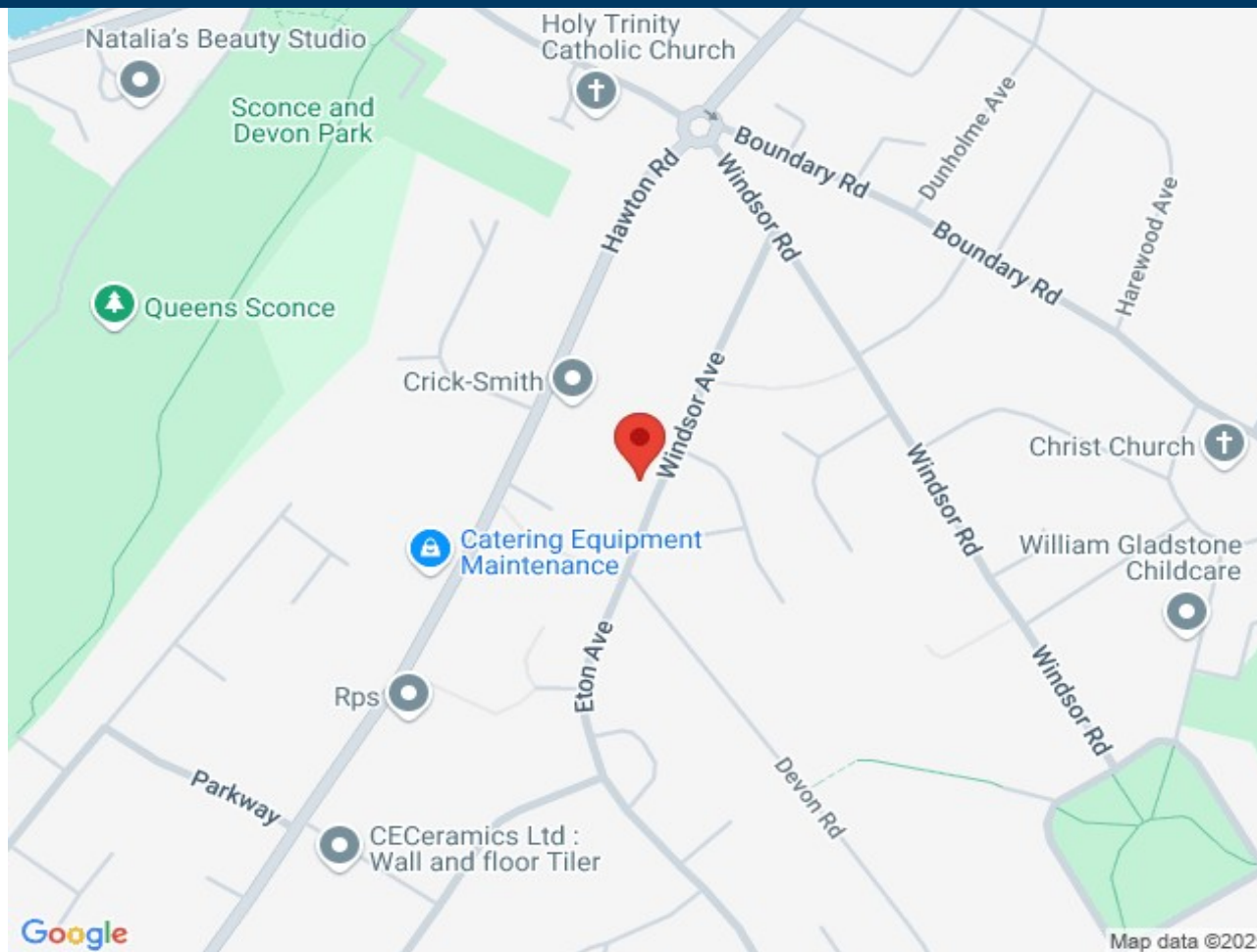
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

