



Clarke Avenue, Newark



3



1



2



Guide Price £180,000 to £185,000



## Key Features

- Immaculate Terraced Home
- Three Well-Proportioned Bedrooms
- Bay Fronted Lounge
- Dining Room & Kitchen
- Quality First Floor Bathroom
- Ample Off Street Parking
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Having been tastefully modernised throughout by the current owners, this well presented terraced property would make an ideal first home. Enjoying a generous plot, this home benefits from ample off street parking and a large rear garden with outbuildings, making this a fantastic opportunity for a family.

The property's well-presented accommodation comprises to the ground floor: entrance hallway, bay fronted lounge, separate dining room and kitchen with four ring gas hob and electric oven to the ground floor. The first floor has three well-proportioned bedrooms, and a modern family bathroom suite (\*final works being carried out, photo to follow\*).

Outside, this home has a sizeable, gravelled driveway to the front which provides off street parking for multiple vehicles. The rear garden has been landscaped into numerous areas, with a large paved entertaining area and outbuildings (utility, W/C and store) found directly from the kitchen door. Beyond this area is a lawned area with raised base (currently housing a hot tub), and a variety of plants/shrubs to borders. A gate opens through to a further extended lawned area, ideal for those wanting a vegetable garden or space for the family. Other features of this home include gas central heating and UPVC double glazing.

## ACCOMMODATION - Rooms & Measurements

**Entrance Hall** 11'11" x 5'11" (3.6m x 1.8m)  
maximum measurements

**Lounge** 15'4" x 13'3" (4.7m x 4m)  
maximum measurements

**Dining Room** 10'6" x 9'11" (3.2m x 3m)  
maximum measurements

**Kitchen** 10'6" x 9'3" (3.2m x 2.8m)

### First Floor Landing

**Bedroom One** 12'8" x 10'6" (3.9m x 3.2m)  
maximum measurements

**Bedroom Two** 12'0" x 8'1" (3.7m x 2.5m)  
majority measurements

**Bedroom Three** 12'6" x 9'1" (3.8m x 2.8m)  
maximum measurements

**Bathroom** 8'7" x 5'6" (2.6m x 1.7m)

### Outbuildings:

**Utility** 4'3" x 2'7" (1.3m x 0.8m)

**W/C** 7'0" x 2'7" (2.1m x 0.8m)

**Store** 7'5" x 5'9" (2.3m x 1.8m)





### Agent's Note - Shared Access

There is a shared passageway with the neighbouring property.

### 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 – MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.





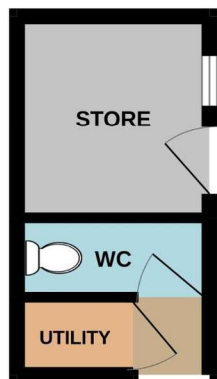
## Anti-Money Laundering Regulations

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

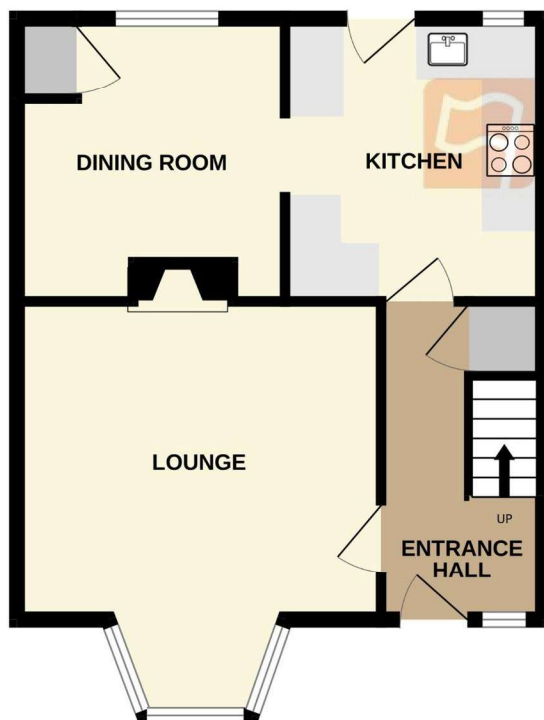
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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

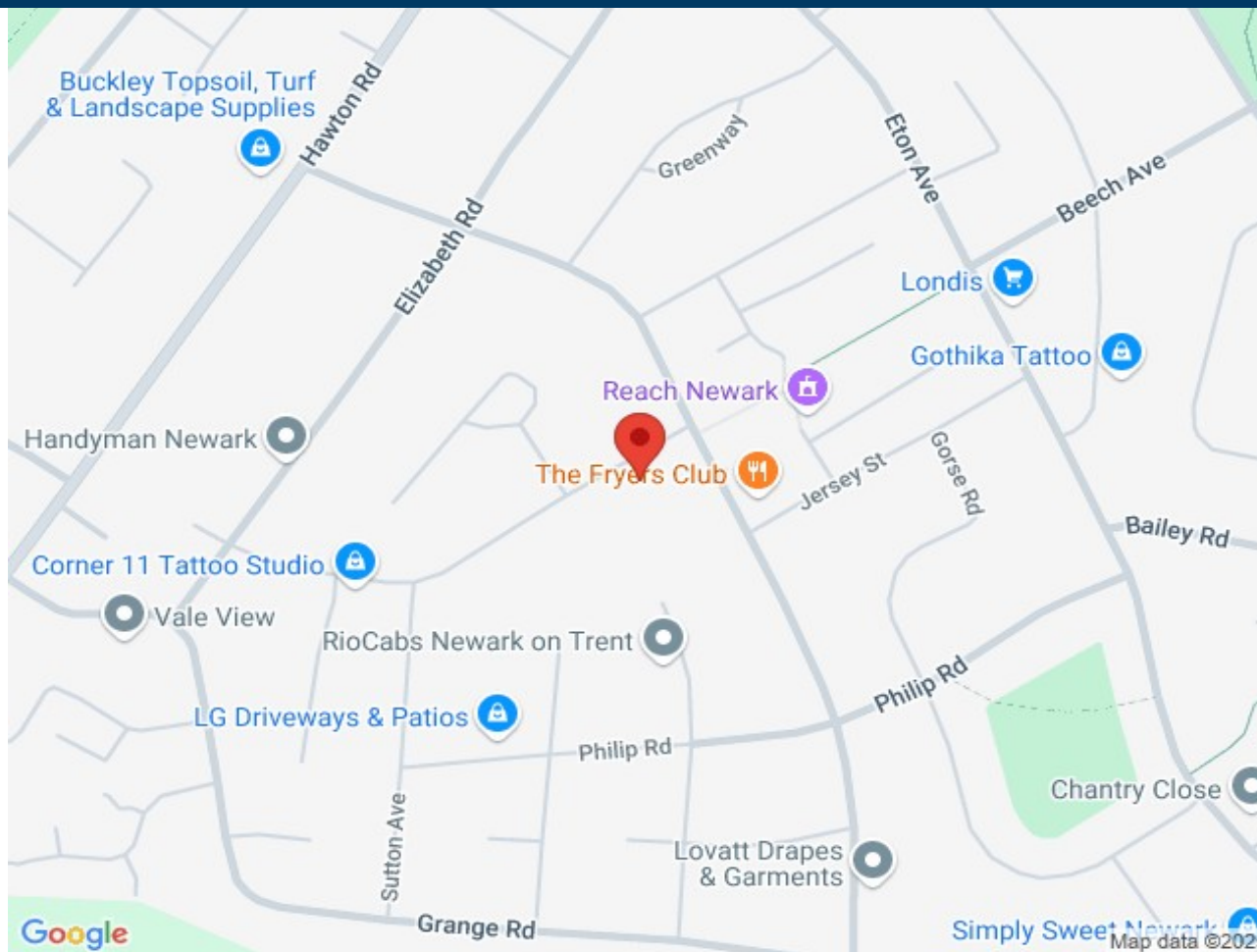




GROUND FLOOR

1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		