



Morgans Close, Coddington

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Guide Price £160,000



## Key Features

- End Terraced Home
- Three Bedrooms
- F/F Bathroom & Separate W/C
- Dual Aspect Lounge
- Kitchen & Large Lobby
- South Facing Rear Garden
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Requiring modernisation, this end terraced home is pleasantly positioned in the sought after village of Coddington and boasts superb potential to add value to and scope to extend if required (subject to relevant planning). With a SOUTH FACING rear garden, this property has great potential to be a brilliant family home.

The property's accommodation comprises to the ground floor: entrance hall, dual aspect lounge, kitchen with provision for a free-standing cooker, and large lobby to the ground floor. The first floor has three bedrooms, bathroom and separate W/C.

Outside, there is currently a gravelled driveway (with no dropped curb) and a rear garden that is predominantly laid to lawn. Other features include gas central heating and a combination of single and double glazed windows.

## ACCOMMODATION - Rooms & Measurements

**Entrance Hall** 6'10" x 3'4" (2.1m x 1m)

**Lounge** 17'10" x 10'5" (5.4m x 3.2m)  
maximum measurements

**Kitchen** 14'2" x 10'8" (4.3m x 3.3m)  
maximum measurements

**Lobby** 11'10" x 5'5" (3.6m x 1.7m)  
maximum measurements

### First Floor Landing

**Bedroom One** 15'1" x 12'0" (4.6m x 3.7m)  
maximum measurements

**Bedroom Two** 11'11" x 10'5" (3.6m x 3.2m)

**Bedroom Three** 8'11" x 7'11" (2.7m x 2.4m)

**Bathroom** 5'8" x 5'3" (1.7m x 1.6m)

**Separate W/C** 5'0" x 2'8" (1.5m x 0.8m)





### Agent's Note - Windows

The property has a combination of single and double glazed UPVC windows.

### Services

Mains gas, electricity, water and drainage are connected.

### Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.

### 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

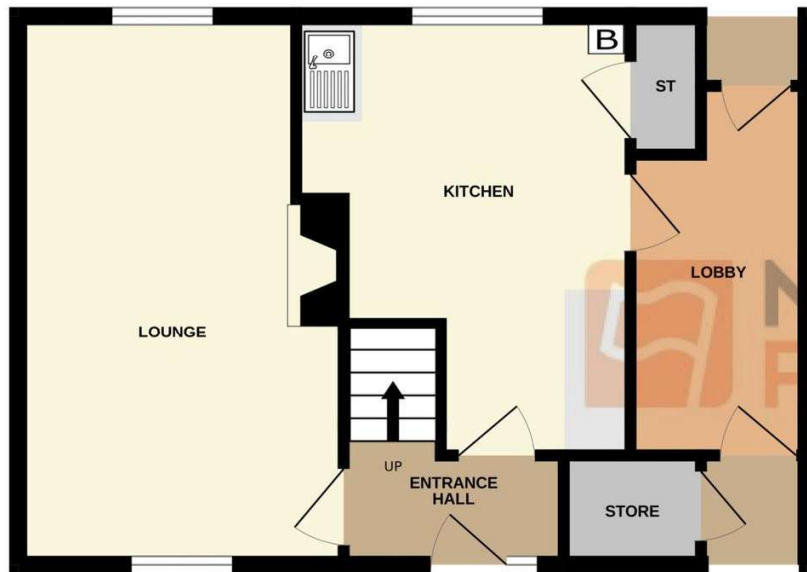
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

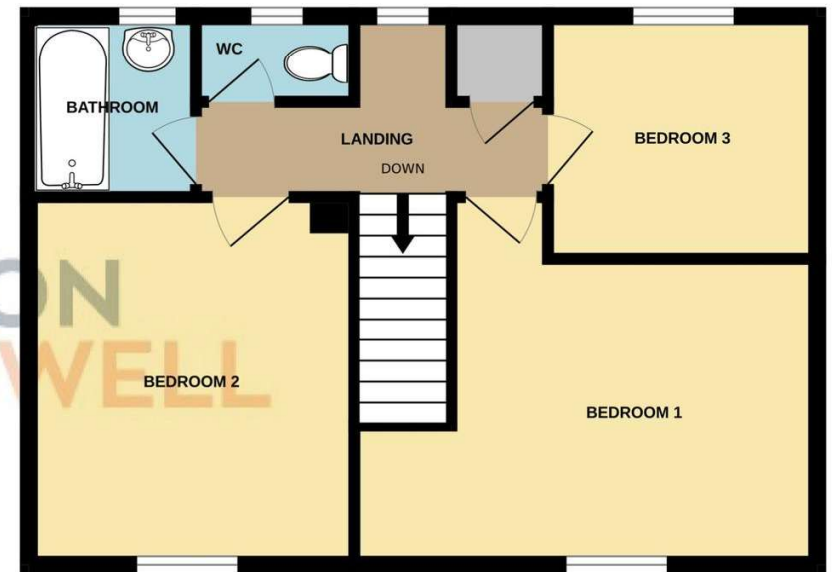
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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



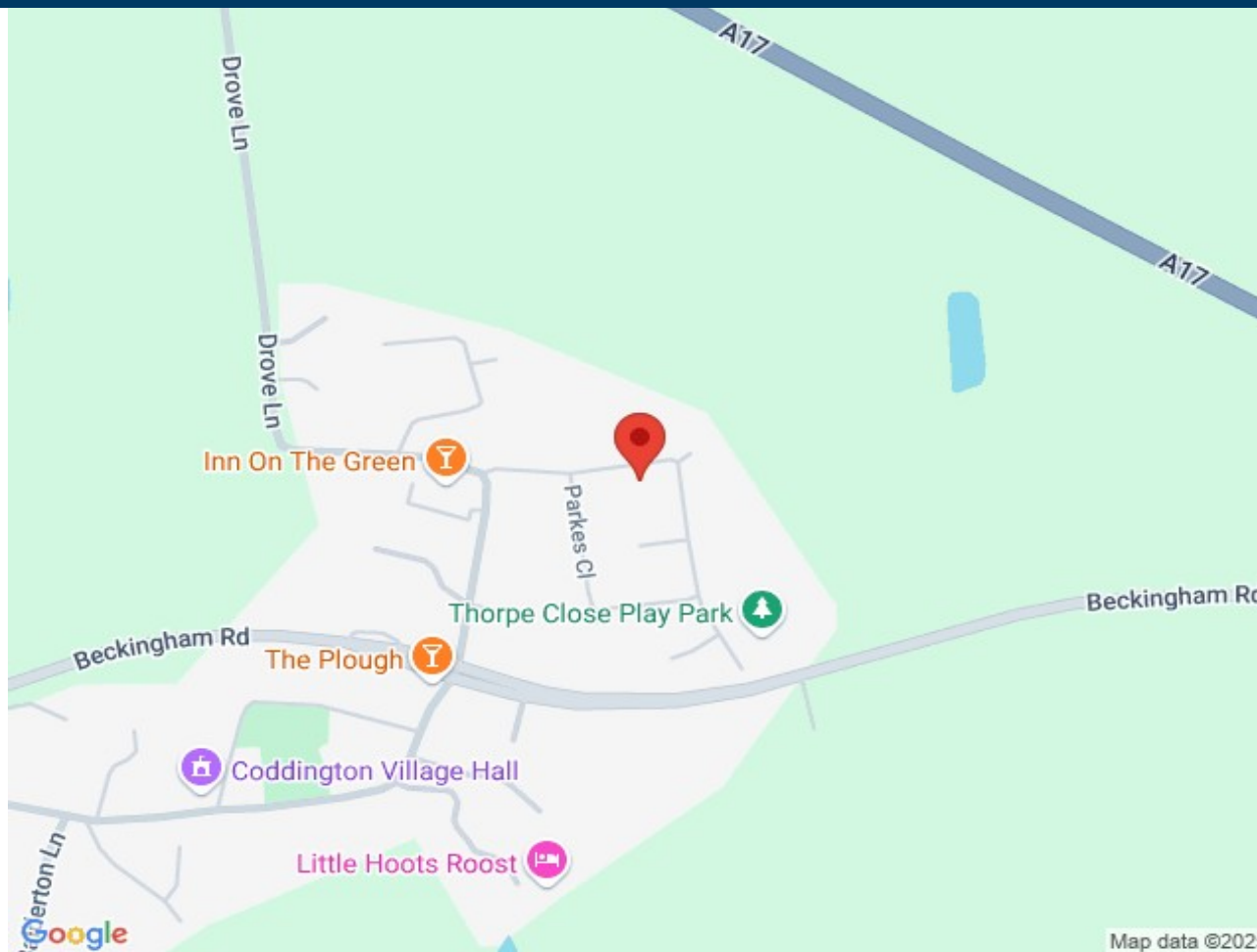
GROUND FLOOR



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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 83 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 67 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |