



Earp Avenue, Newark

 3  1  2



Guide Price £150,000 to £155,000



## Key Features

- Town Centre Terrace
- Three Bedrooms
- Gas Central Heating & UPVC Double Glazing
- Large Rear Garden
- Resident Permit Parking
- Modernisation Required
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





A town centre period terraced home with spacious accommodation comprising of an entrance hallway, lounge, dining room, kitchen, ground floor bathroom and three generous first floor bedrooms. The property benefits from gas central heating, UPVC double glazing, a large rear garden, resident permit parking and is offered to the market with NO CHAIN.

### ACCOMODATION - Rooms & Measurements

Entrance Hall 4'6" x 2'11" (1.4m x 0.9m)

Lounge 12'10" x 12'2" (3.9m x 3.7m)

maximum measurements

Dining Room 12'10" x 12'2" (3.9m x 3.7m)

Kitchen 9'8" x 7'11" (2.9m x 2.4m)

Bathroom 9'2" x 7'9" (2.8m x 2.4m)

First Floor Landing

Bedroom One 12'11" x 12'2" (3.9m x 3.7m)

Bedroom Two 13'11" x 8'2" (4.2m x 2.5m)

maximum measurements

Bedroom Three 9'8" x 9'2" (2.9m x 2.8m)

maximum measurements

Outside Front

Walled Front Garden

Outside Rear

Concrete yard area leading to a large enclosed rear lawn garden

### Services

Mains gas, electricity, water and drainage are connected.

### 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.

### 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.

### 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.

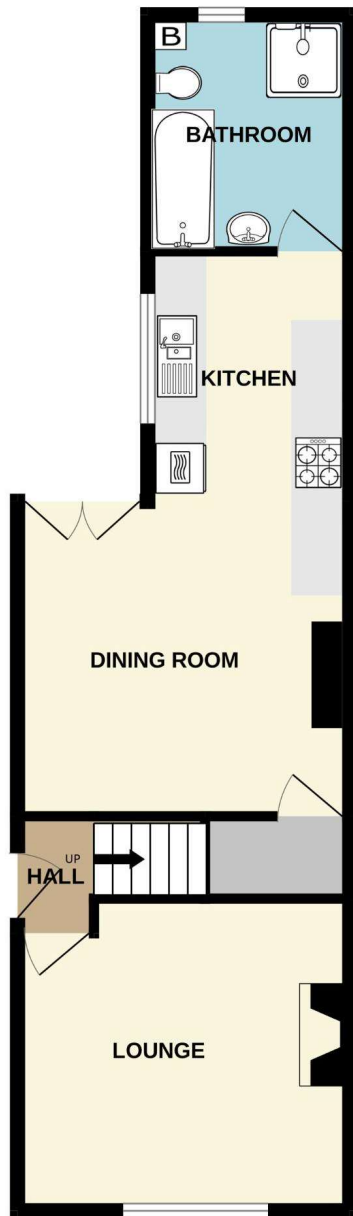
### Anti-Money Laundering

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.

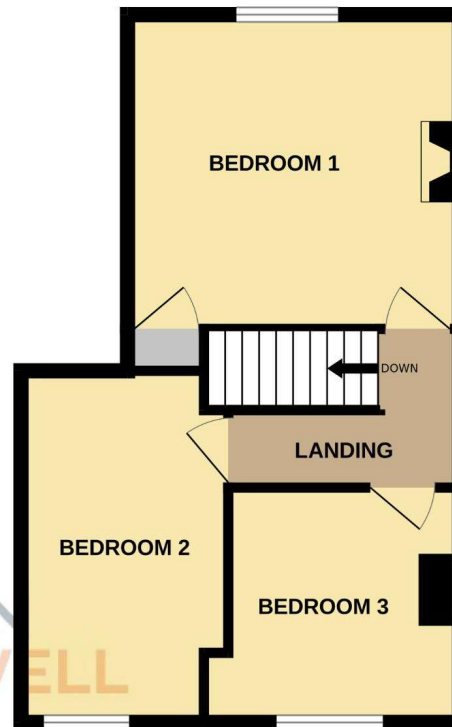
### Referrals

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.

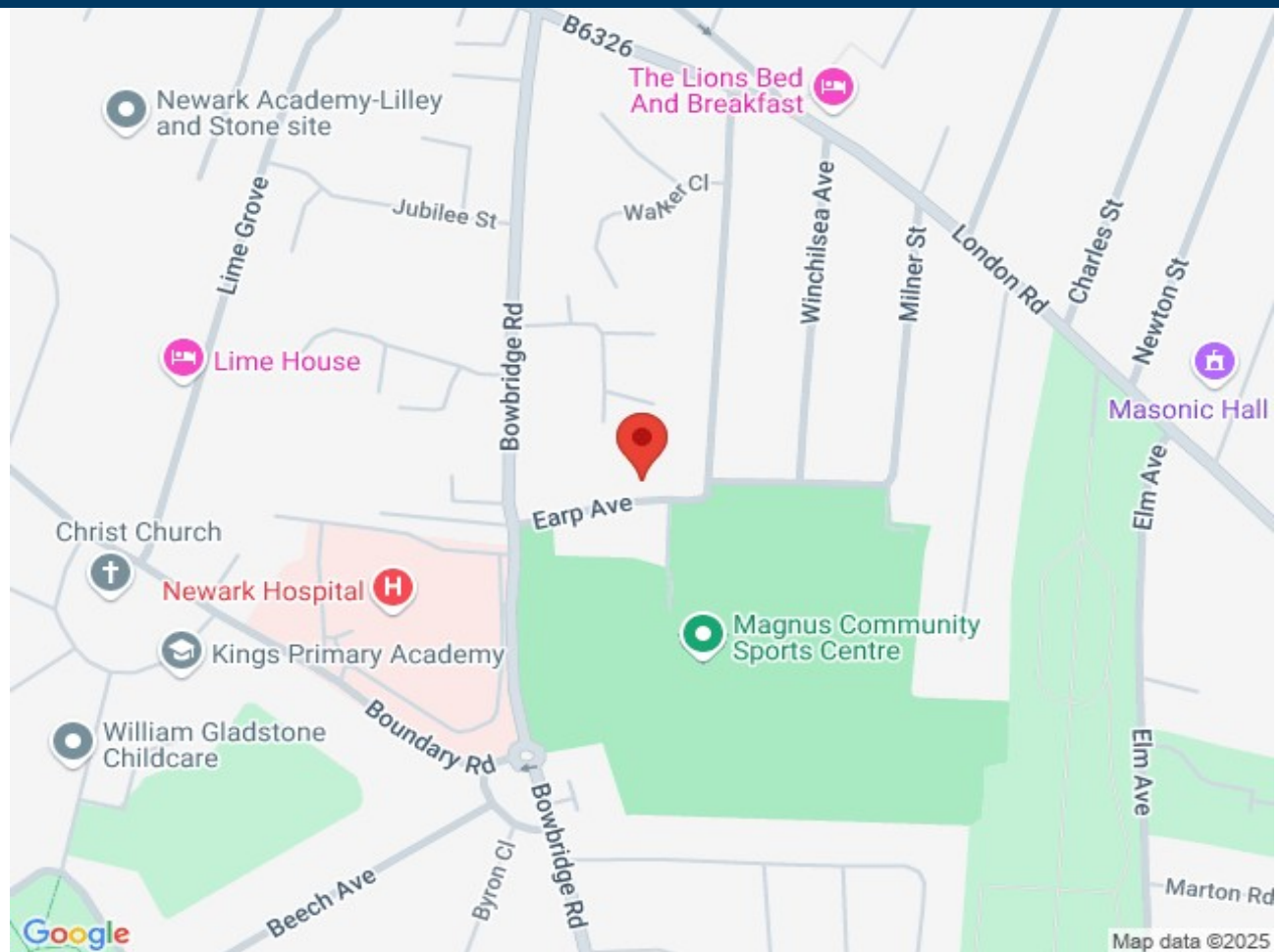
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

