



Cedar Avenue, Newark



3



1



2

Asking Price £200,000



Key Features

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- Dual Aspect Lounge
- Dining Kitchen & Large Conservatory
- Modern Family Bathroom
- Garage & Driveway
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Conveniently located for the A1 and Newark town centre, this superb semi detached home benefits from a generous rear garden, along with a detached garage and block paved driveway. It represents a brilliant family home and would make a great first time buy.

The property's well maintained accommodation comprises: entrance hall, dual aspect lounge, breakfast kitchen with four ring gas hob and electric oven, and large conservatory to the ground floor. A set of sliding doors, as well as French doors connect the conservatory to the kitchen and lounge, giving a lovely flow to this home. The first floor has three well-proportioned bedrooms and a modern family bathroom suite.

Outside, this home boasts a wonderful block paved driveway which provides off street parking for multiple vehicles with a further gated block paved area which leads up to the detached garage. A generous paved entertaining area can be found outside the conservatory, with a large lawned area and vegetable garden found beyond. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 10'2" x 6'11" (3.1m x 2.1m)
maximum measurements

Lounge 19'11" x 11'5" (6.1m x 3.5m)
maximum measurements

Breakfast Kitchen 12'6" x 9'0" (3.8m x 2.7m)

Conservatory 16'9" x 8'9" (5.1m x 2.7m)

First Floor Landing

Bedroom One 11'5" x 9'3" (3.5m x 2.8m)
maximum measurements

Bedroom Two 10'3" x 10'3" (3.1m x 3.1m)
maximum measurements

Bedroom Three 9'3" x 9'0" (2.8m x 2.7m)

Bathroom 7'0" x 6'11" (2.1m 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 - 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

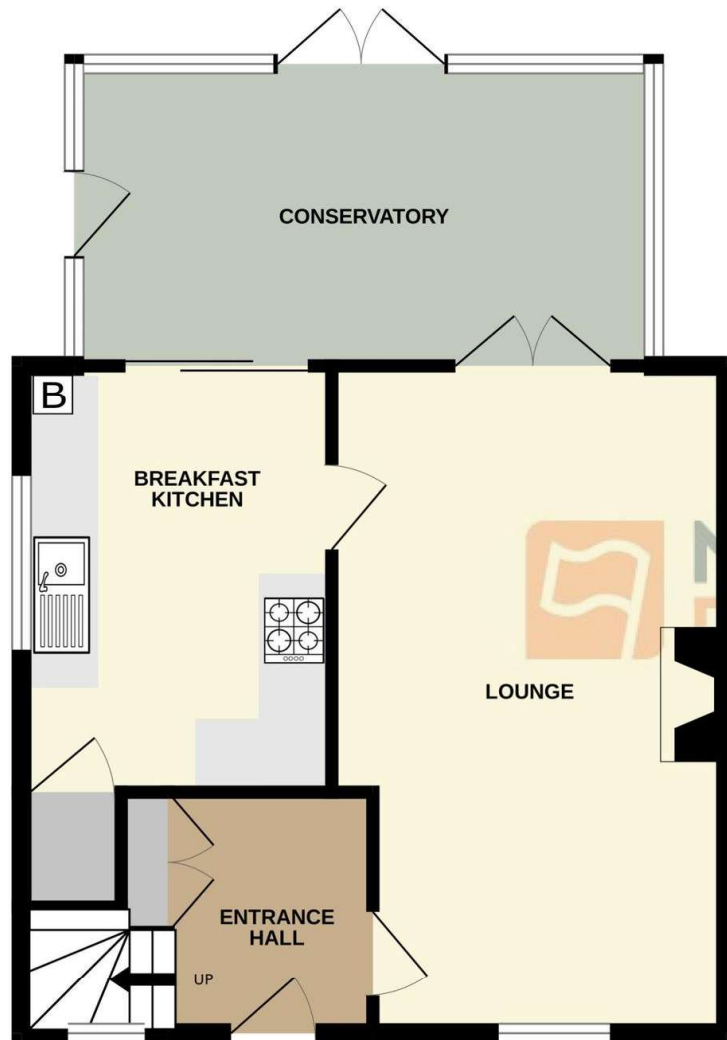
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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.

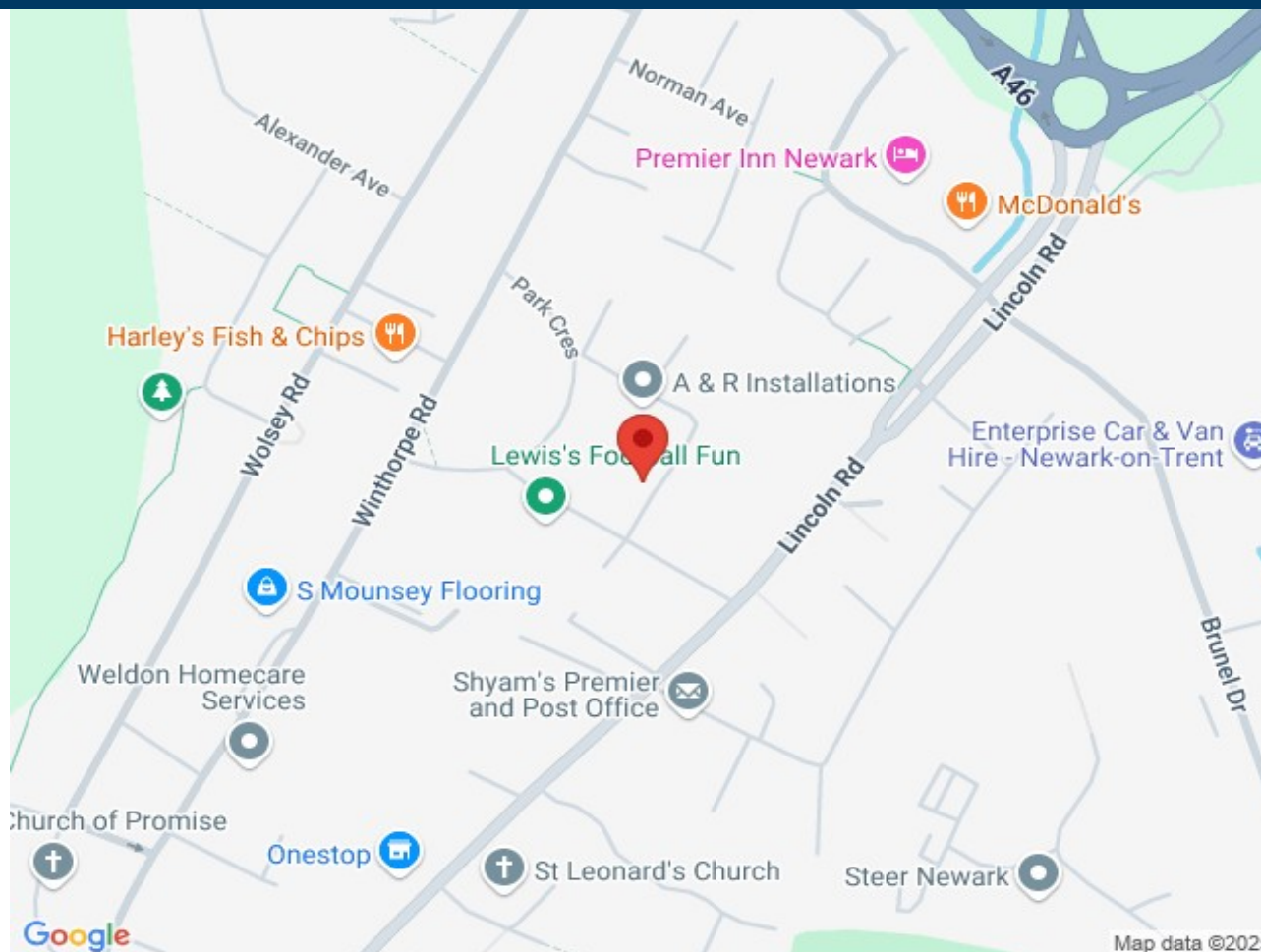


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

