



Windsor Avenue, Newark

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Guide Price £260,000 to £270,000



Key Features

- Extended Semi Detached Home
- Three Double Bedrooms
- Four Piece Bathroom Suite & GF W/C
- Open Plan Living/Dining Kitchen
- Spacious Dual Aspect Lounge
- Generous Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Boasting a superb sized plot with a variety of outbuildings and a delightful block paved driveway, this immaculately presented, traditional & spacious semi-detached house with feature double bay window is ideally located within walking distance of Newark town centre and represents a home ready to move straight into.

The property's accommodation comprises to the ground floor: entrance hallway, dual aspect lounge with French doors to the rear garden, combined WC and utility room, and an open plan kitchen space that stretches the full length of the home, with a bay fronted sitting/dining area and a quality kitchen with granite work surfaces, breakfast bar, integrated dishwasher and provision for a range cooker (available by separate negotiation). The first floor enjoys three double bedrooms and a marvellous four piece family bathroom suite with roll top bath and separate shower.

Outside, this home is approached with a large block paved driveway which provides off street parking for multiple vehicles and extends down the side of the property to the detached garage. The magnificent rear garden benefits from a variety of decked and paved entertaining areas, lawned area, variety of plants/shrubs to borders and a range of outbuildings at the bottom of the garden, to include a marvellous raised fishpond. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 11'4" x 4'6" (3.5m x 1.4m)
maximum measurements

Lounge 14'5" x 11'5" (4.4m x 3.5m)

Sitting/Dining Room 10'5" x 10'2" (3.2m x 3.1m)
maximum measurements

Breakfast Kitchen 11'10" x 10'4" (3.6m x 3.1m)

WC/Utility 10'7" x 3'1" (3.2m x 0.9m)

First Floor Landing

Bedroom One 10'6" x 10'5" (3.2m x 3.2m)
maximum measurements including wardrobes

Bedroom Two 11'9" x 10'6" (3.6m x 3.2m)
maximum measurements

Bedroom Three 11'6" x 8'3" (3.5m x 2.5m)

Bathroom 12'0" x 8'3" (3.7m x 2.5m)
maximum measurements

Garage 19'7" x 9'6" (6m x 2.9m)



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.

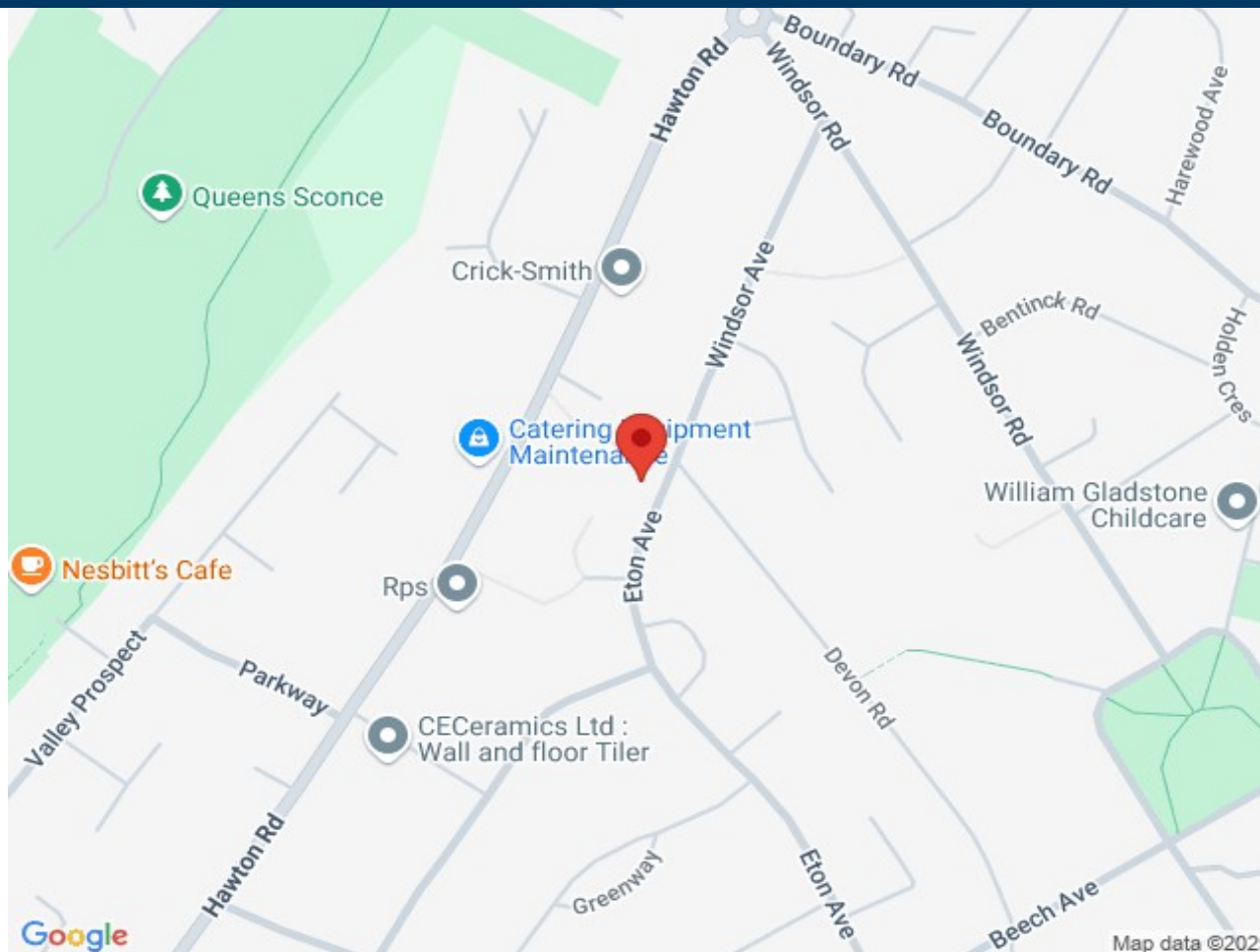
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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 chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		