



Shelton Avenue,

Newark, Nottinghamshire, NG24 4NX

Guide Price £140,000 to £145,000 Freehold



GUIDE PRICE £140,000-£145,000. A tastefully presented 3 bedroom end of terrace home, situated a short distance to Newark town centre, this lovely property would make an ideal first time home. The accommodation comprises of; entrance hall, lounge with feature fire, spacious kitchen/diner with modern kitchen. To the 1st floor there are 3 well proportioned bedrooms and a family bathroom. The property benefits from off road parking facilities and a lawned front garden and to the rear there is a low maintenance garden with patio area and astro turf, the property also has electric heating.

Entrance Hallway

14'10 x 6'3 max (4.52m x 1.91m max)



Lounge

13'6 x 9'5 max (4.11m x 2.87m max)



Dining Room

13'6 x 13'3 max (4.11m x 4.04m max)



Kitchen

8' x 7'9 (2.44m x 2.36m)



Ground Floor W.C.

4'6 x 2'6 (1.37m x 0.76m)

First Floor Landing

Bedroom 1

10'7 x 10'7 (3.23m x 3.23m)



Bathroom

8'6 x 6'8 (2.59m x 2.03m)



Bedroom 2

12'1 x 11'4 max (3.68m x 3.45m max)



Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.

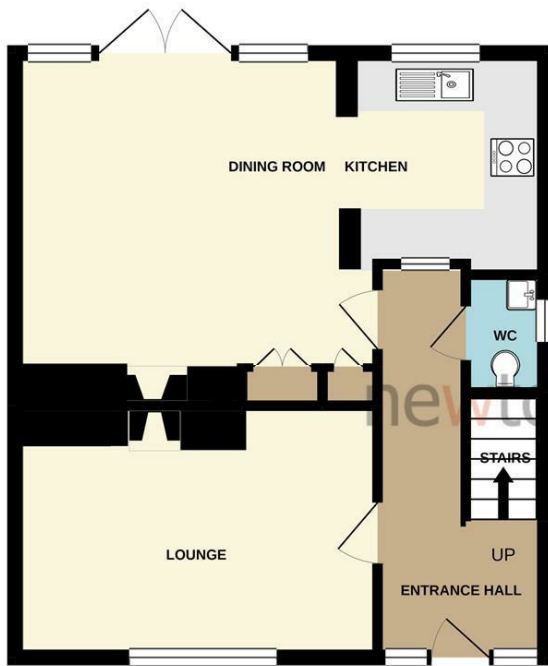
Bedroom 3

10'7 x 9' max (3.23m x 2.74m max)

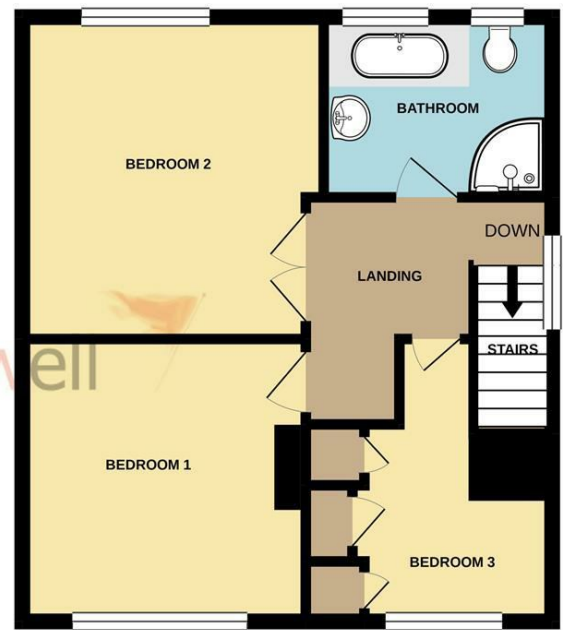




GROUND FLOOR



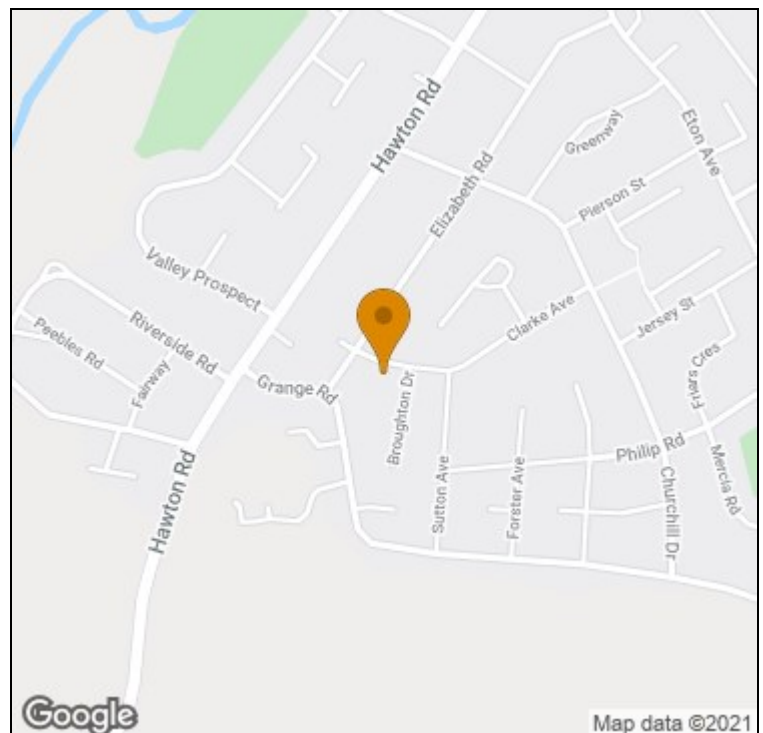
1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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