

Windsor Avenue, Newark NG24 4JA



FANTASTIC POTENTIAL! A traditional three bedroom semi detached property situated on a popular residential road a short distance from the town centre. The accommodation includes two excellent sized reception rooms, kitchen, three bedrooms, a box room/study and first floor bathroom. There is off road parking and gardens to the front and rear. Double glazing and gas central heating are installed. The property is in need of considerable refurbishment and modernisation and is priced accordingly. Available for purchase with NO CHAIN.

£190,000



Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a window to the side elevation, the staircase rising to the first floor, and doors into both reception rooms and the kitchen. The hallway has a useful storage cupboard.

Lounge 12' 2" x 11' 8" (3.71m x 3.55m) (plus bay window)

This excellent sized and nicely proportioned reception room has a curved bay window to the front elevation. The lounge has a fireplace with open fire (not tested by the agent).

Dining Room 14' 3" x 12' 2" (4.34m x 3.71m)

Once again this is an excellent sized and well proportioned reception room, having windows and a glazed door to the rear elevation. The dining room also has an open fireplace (not tested by the agent).

Kitchen 11' 0" x 8' 5" (3.35m x 2.56m)

The kitchen has a window to the side elevation and a half glazed door providing access out to the garden. The kitchen is currently fitted with a range of base and wall units. There is a stainless steel sink and space for a free standing gas cooker. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard.

First Floor Landing

The staircase rises from the hallway to the first floor landing which has doors into three bedrooms, the box room/study and the bathroom.

Bedroom One 14' 3" x 12' 2" (4.34m x 3.71m)

A large double bedroom with a window to the rear elevation. The bedroom has an ornamental fireplace (not tested by the agent), and to one side of the chimney breast are fitted storage cupboards.

Bedroom Two 12' 8" x 11' 8" (3.86m x 3.55m) (excluding bay window)

A further excellent sized double bedroom having a curved bay window to the front elevation. The bedroom has an open fireplace (not tested by the agent).

Bedroom Three 8' 10" x 6' 5" (2.69m x 1.95m)

Bedroom three has a window to the front elevation.

Box Room/Study 5' 6" x 5' 5" (1.68m x 1.65m) (excluding cupboards)

A useful storage room or study with a window to the side elevation and a large fitted storage cupboard.

Bathroom 8' 6" x 6' 5" (2.59m x 1.95m) (plus door recess)

The bathroom has an opaque window to the rear and is currently fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC.

Outside

To the front of the property is a small lawned garden, adjacent to which is the driveway providing off road parking. The driveway continues down the side of the property. At the foot of the driveway is a derelict garage.

Rear Garden

To the rear of the property is an outbuilding (7'1" x 5'0") which houses a toilet, a belfast sink and the central heating boiler. The rear garden is enclosed and completely overgrown.

Council Tax

The property is in Band C.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

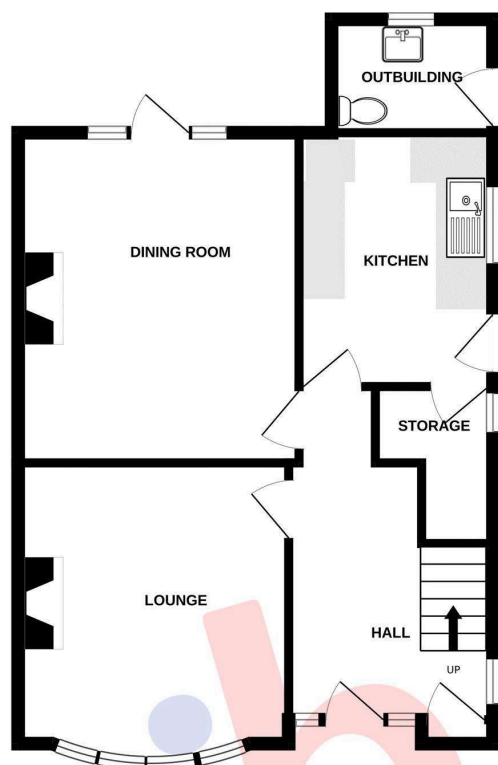
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

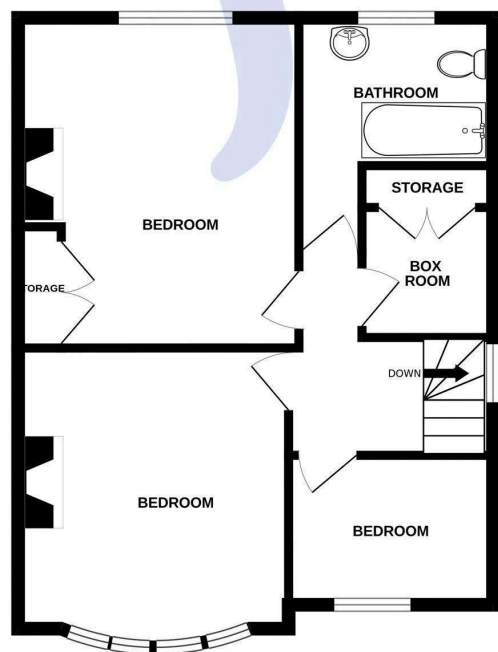
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006870 04 June 2025

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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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