



Hardwick Avenue, Newark NG24 4AW

welcome to

Hardwick Avenue, Newark

**** THIS PROPERTY IS NOT TO BE MISSED! **** A spacious three bedroom semi-detached family home is ideally located within walking distance to Newark town centre. Briefly offering two reception rooms, kitchen, wc/cloakroom, three bedrooms, bathroom, driveway, garage and rear enclosed garden.



Entrance Hall

Leading in from a part glazed uPVC door with radiator and stairs rising to the first floor.

Wc/Cloakroom

WC, wash hand basin, radiator and obscured double glazed window to the side.

Living Room

13' 2" x 11' 5" max (4.01m x 3.48m max)

A spacious living room located at the front of the property with radiator, character feature fireplace and double glazed window to the front.

Dining Room

13' 3" x 11' 4" max (4.04m x 3.45m max)

A separate dining room with radiator and double glazed sliding doors leading out to the rear garden.

Kitchen

7' 2" max x 21' 2" (2.18m max x 6.45m)

A range of low and eye level units with part tiled walls, gas hob, extractor, oven, plumbing for washing machine and radiator. In addition, there is a part glazed door leading out to the garden and two double glazed windows to the side.

First Floor

Landing

First floor landing with access into all three bedrooms and family bathroom.

Bedroom One

13' 3" x 11' 5" max (4.04m x 3.48m max)

A large DOUBLE bedroom with built in wardrobes, radiator and double glazed window to the rear.

Bedroom Two

13' 3" x 10' 5" max (4.04m x 3.17m max)

Another DOUBLE bedroom with built in wardrobes, radiator and double glazed window to the front.

Bedroom Three

9' 2" max x 6' 11" (2.79m max x 2.11m)

A good sized third bedroom with radiator and

double glazed window to the front.

Family Bathroom

A part tiled family bathroom with WC, vanity unit with wash hand basin, walk in shower, radiator and obscured double glazed window to the rear.

Outside

Front Garden

The front of the property benefits from a low level brick wall with iron gate, gravel area and path leading to the front door and rear.

Rear Garden

The rear of the property is fully enclosed with mainly paved patio, side gate access to the front and gated driveway and access into the garage via a pedestrian door and manual up and over door.

Garage

Single garage with manual up and over door located at the rear of the property with access via wooden gates off Harewood Avenue.



view this property online williamhbrown.co.uk/Property/NWK105809



welcome to

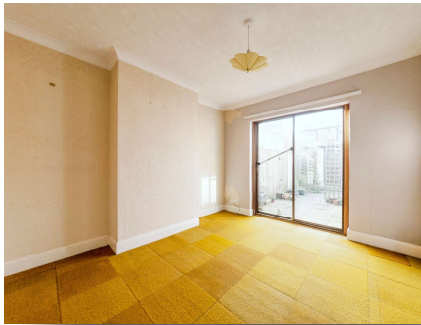
Hardwick Avenue, Newark

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- WC/CLOAKROOM & FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK105809](https://www.williamhbrown.co.uk/Property/NWK105809)



Property Ref:
NWK105809 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)