

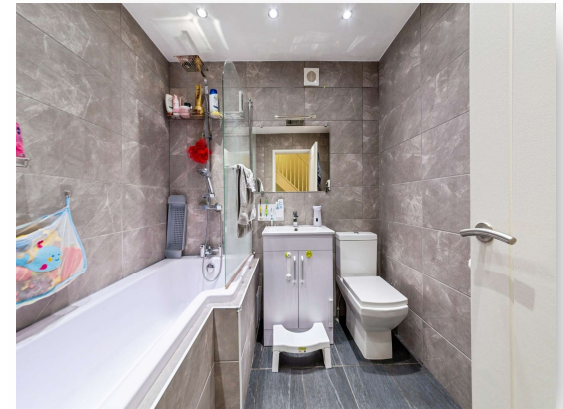
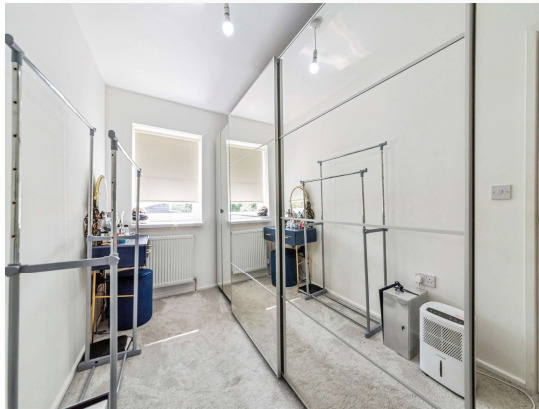
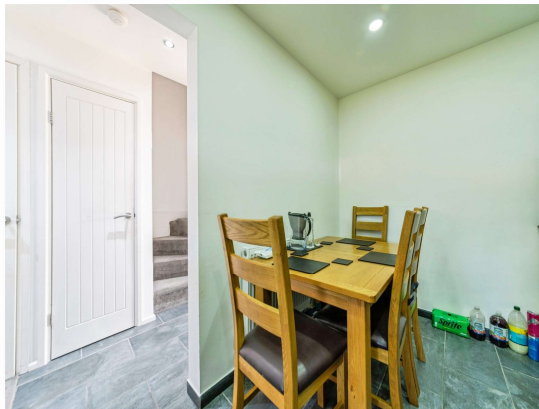


Emmendingen Avenue, Newark NG24 2FX

welcome to

Emmendingen Avenue, Newark

* GUIDE PRICE £250,000 - £260,000 * This spacious four bedroom detached family home is ideally located in Newark with easy access into the town centre. Briefly comprising of entrance hall, cloakroom, living room, kitchen, four bedrooms, en-suite, family bathroom, garden and driveway.



Entrance Hall

Entrance hall with radiator and stairs rising to the first floor.

WC/Cloakroom

Leading off the entrance with WC, wash hand basin and radiator.

Living Room

15' x 14' 2" max (4.57m x 4.32m max)

A spacious living room with two radiators and double glazed sliding doors leading out to the rear enclosed garden.

Kitchen

6' 10" x 14' 3" (2.08m x 4.34m)

A range of low and eye level units, sink and drainer, gas hob, extractor, oven, plumbing for washing machine, boiler housing, radiator and double glazed window to the front.

First Floor**Landing**

First floor landing with access to three of the bedrooms, family bathroom and stairs rising to the second floor with master bedroom.

Bedroom Two

14' 3" x 9' 10" (4.34m x 3.00m)

A spacious DOUBLE bedroom with two double glazed windows to the front and two radiators.

Bedroom Three

6' 4" x 11' 10" (1.93m x 3.61m)

Another DOUBLE bedroom with double glazed window to the rear and radiator.

Bedroom Four

12' 1" max x 7' 5" (3.68m max x 2.26m)

A good sized fourth bedroom with double glazed window to the rear and radiator.

Family Bathroom

A modern fully tiled three piece family bathroom with WC, wash hand basin, bath with shower over and radiator.

Second Floor**Bedroom One**

15' 9" x 10' 3" (4.80m x 3.12m)

The master bedroom occupies the whole of the second floor with two skylight windows, two radiators and access into the en-suite bathroom.

En-Suite

A three piece part tiled en-suite bathroom with WC, wash hand basin and shower.

Outside**Front Garden**

The property of the property offers driveway parking for two cars.

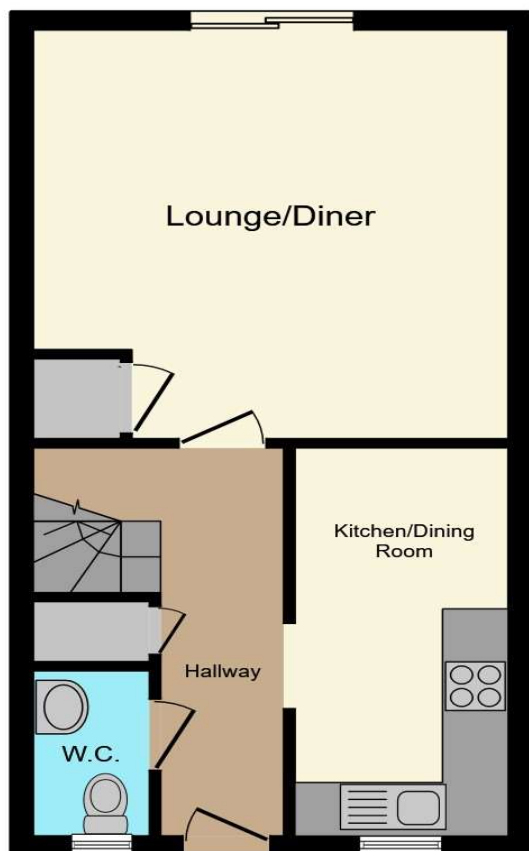
Rear Garden

The rear of the property is enclosed with timber fencing with decked seating area and laid to lawn.

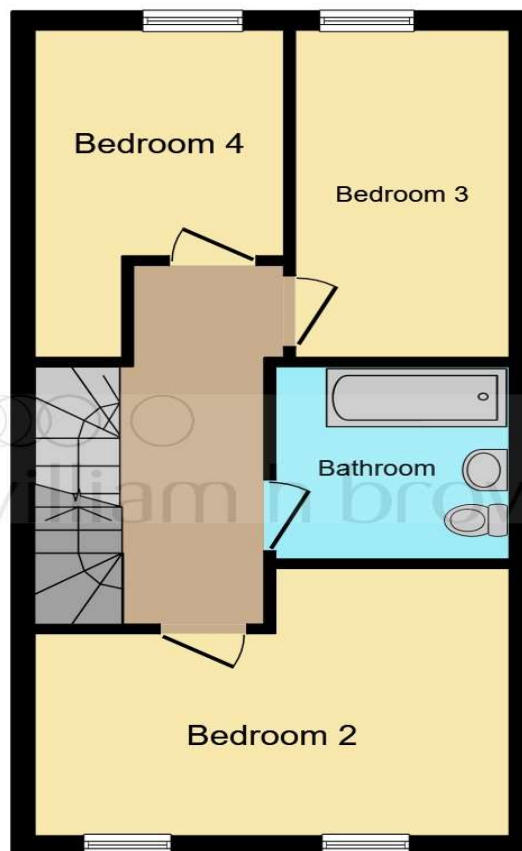


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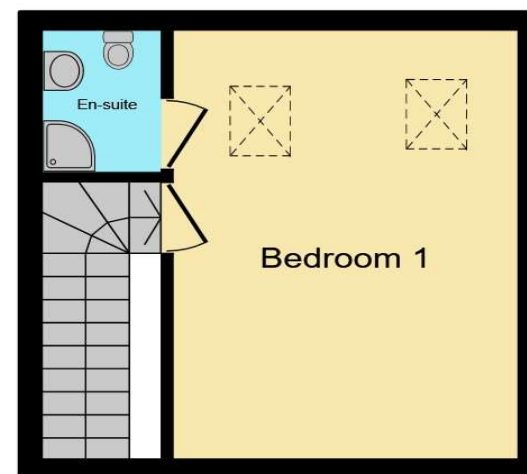




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Emmendingen Avenue, Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- WC/CLOAKROOM & FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105907 - 0004

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.

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