



**Eton Avenue, Newark NG24 4JD**



**welcome to**

**Eton Avenue, Newark**

**\*\* NOT TO BE MISSED! \*\*** This modern two-bedroom end terraced house is ideally located in a popular location of Newark with easy access into the town centre and local amenities. Briefly comprising of entrance, lounge/diner, kitchen, two DOUBLE bedrooms, bathroom, driveway and LARGE garden.



### Entrance Porch

Entrance porch with double glazed window to the front and uPVC front door to the side.

### Entrance Hall

Entrance hall with stairs rising to the first floor, under stairs storage cupboard, radiator and access into the lounge/diner and kitchen.

### Lounge/Diner

19' 10" x 12' 9" ( 6.05m x 3.89m )

A spacious dual aspect lounge/diner with electric fire, radiator and double glazed windows to the front and rear.

### Kitchen

8' 2" x 9' 10" ( 2.49m x 3.00m )

A modern kitchen with a range of low and eye level units, part tiled walls, space for a freestanding cooker, space for an under counter fridge, plumbing for a washing machine and boiler housing. In addition, the kitchen has a double glazed window to the rear and uPVC door to the garden.

### First Floor

#### Landing

First floor landing with access into both bedrooms and family bathroom.

#### Bedroom One

16' 1" x 10' 6" ( 4.90m x 3.20m )

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

#### Bedroom Two

12' 10" x 8' 8" ( 3.91m x 2.64m )

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

#### Family Bathroom

A modern part tiled three piece family bathroom with WC and wash hand basin vanity unit, bath with shower over and obscured double glazed window to the rear.

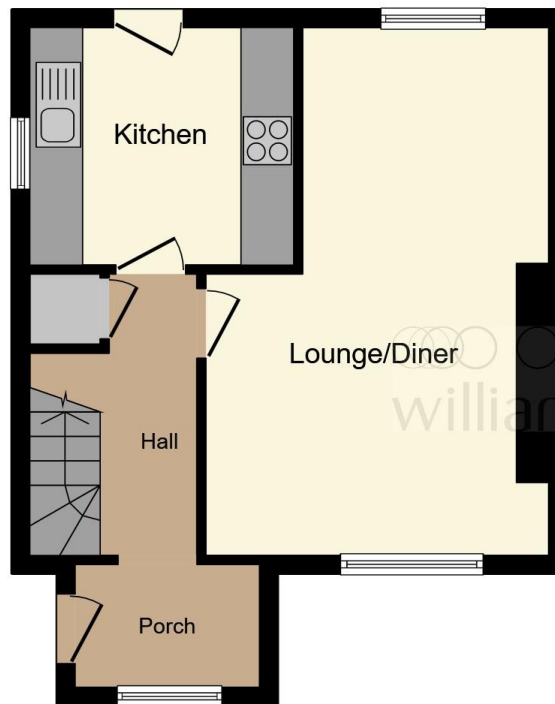
### Outside

#### Front Garden

The front of the property offers driveway parking for multiple cars, timber fencing and laid to lawn area.

#### Rear Garden

The rear of the property is fully enclosed with timber fencing and side gate leading to the driveway, shed and mainly laid to lawn. The property is situated on a very good sized plot meaning the rear garden is of good proportions.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Eton Avenue, Newark**

- MODERN END TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- MODERN KITCHEN
- THREE PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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