



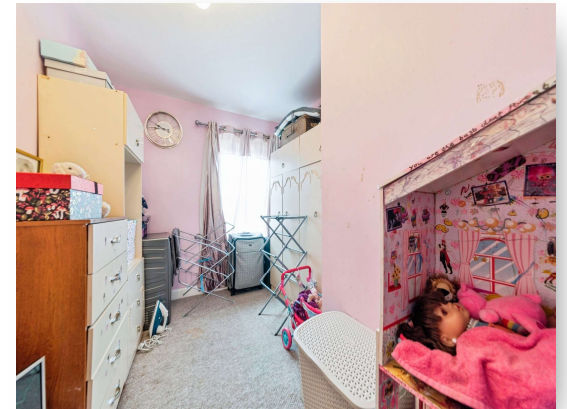
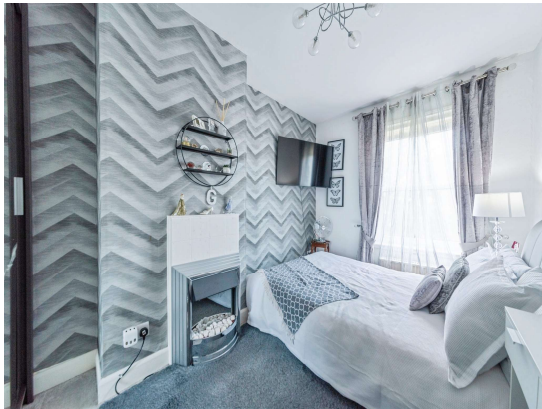
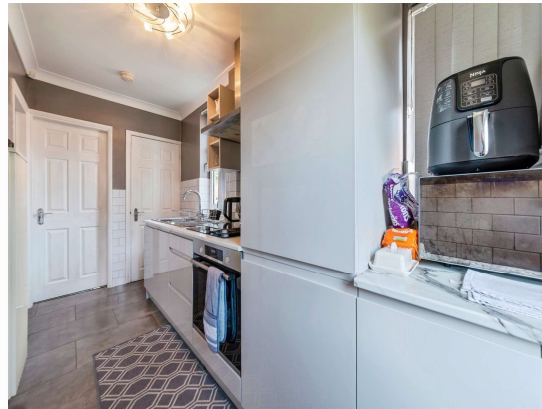
**Rufford Avenue, Newark NG24 4BD**



**welcome to**

**Rufford Avenue, Newark**

\*GUIDE PRICE £210,000 - £220,000\* This semi-detached house is ideally located within a short walk to the town centre, offering a range of shops, amenities and eateries. The property comprises of an entrance, two reception rooms, kitchen, three bedrooms, bathroom and rear garden.



### Entrance Hall

Leading through a part glazed uPVC front door with gas heater, stairs rising to the first floor and access into the living room, dining room and kitchen.

### Living Room

10' 9" x 13' 3" ( 3.28m x 4.04m )

A bright and welcoming living room located at the front of the property with central electric fire and surround, modern electric radiator and double glazed window to the front.

### Dining Room

10' 10" x 13' 3" ( 3.30m x 4.04m )

Leading off the kitchen is this separate dining room with gas fire and surround, modern electric radiator and double glazed window to the rear.

### Kitchen

13' 2" x 5' 6" ( 4.01m x 1.68m )

A recently re-fitted modern kitchen with low and eye level units, part tiled walls, tiled floor, electric hob, extractor, oven, integrated fridge/freezer, plumbing for a washing machine and stainless steel sink and drainer. In addition, the kitchen has an modern electric radiator, double glazed window to the side and a obscured part glazed door leading to the garden.

### Pantry

There is a separate walk in pantry with obscured double glazed window to the side and housing for the water heater.

### First Floor

#### Landing

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

#### Bedroom One

11' 10" x 10' 2" ( 3.61m x 3.10m )

A spacious DOUBLE bedroom with modern electric radiator and double glazed window to the rear.

#### Bedroom Two

13' 2" x 8' 2" ( 4.01m x 2.49m )

Another DOUBLE bedroom with electric fire, electric heater and double glazed window to the front.

#### Bedroom Three

13' 2" x 8' 1" max ( 4.01m x 2.46m max )

A good sized third bedroom with double glazed window to the front.

#### Family Bathroom

A modern fitted family bathroom with fully tiled walls and floor. WC, wash hand basin with vanity unit, walk in shower cubicle, electric heater and obscured double glazed window to the rear. The bathroom also benefits from a storage cupboard.

### Outside

#### Front Garden

The front of the property offers a low level brick wall with path leading to the front door with laid to lawn areas.

#### Rear Garden

The rear of the property is fully enclosed with brick wall to the side and rear and timber fencing. It is mainly laid to lawn to the rear and side with gravel border, shed and hard standing area ideal for seating. In addition, the garden has double gates leading to the garage.

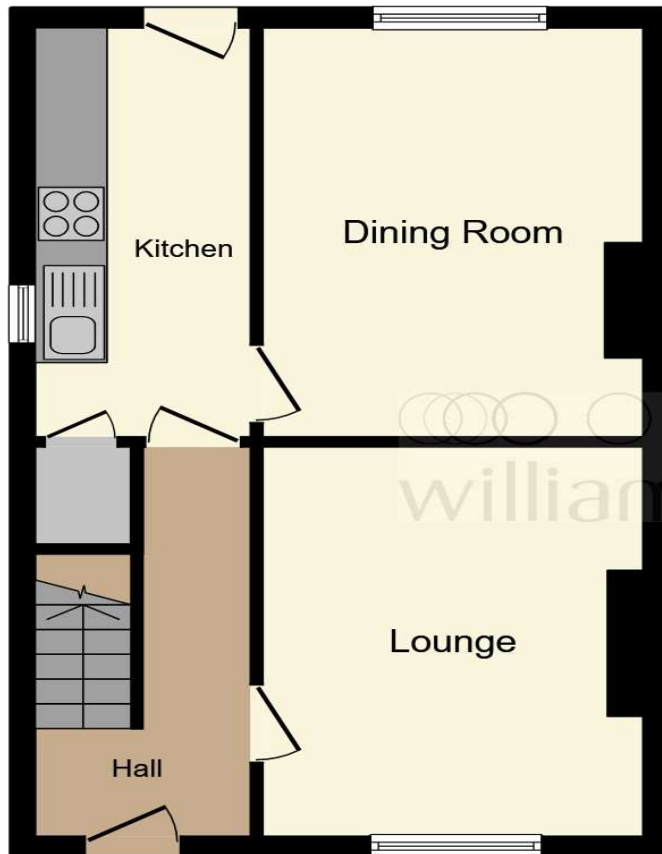
#### Garage

Single garage accessed via double gates.

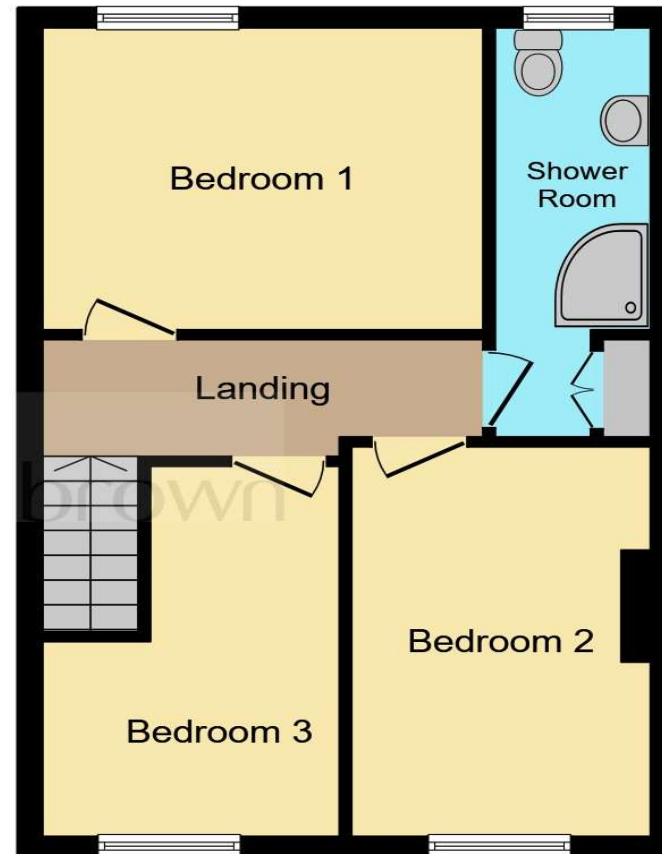


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**Ground Floor**



**First 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](http://www.focalagent.com)

**welcome to**

## **Rufford Avenue, Newark**

- WELL PRESENTED SEMI-DETACHED HOUSE
- THREE BEDROOMS
- NEWLY FITTED MODERN KITCHEN & PANTRY
- LIVING & DINING ROOM
- MODERN FAMILY BATHROOM

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

guide price

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK105810 - 0008

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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](mailto:newark@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**