



Rubys Avenue

Fernwood, Newark, NG24 3RS

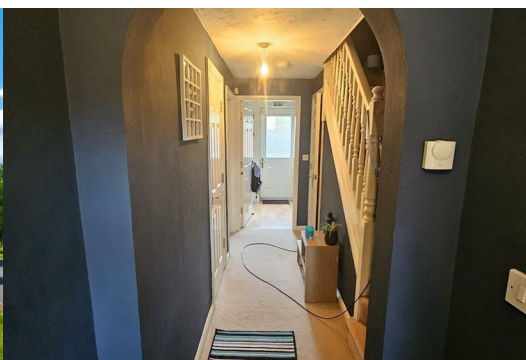
£220,000



SOLD WITH NO UPWARD CHAIN - Nestled in the charming area of Fernwood, Newark, this delightful townhouse on Rubys Avenue offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-designed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day.

Located in a friendly neighbourhood, residents can enjoy the benefits of community living while being just a short distance from local amenities, schools, and parks. This property presents an excellent opportunity for those looking to settle in a vibrant area with a strong sense of community.

Whether you are a first-time buyer or looking to expand your property portfolio, this townhouse on Rubys Avenue is a must-see. With its appealing features and prime location, it promises to be a wonderful place to call home.



Description

Sold with no upward chain - A delightful four bedroom end town house located in the popular Fernwood estate within walking distance of the local amenities and school. The property briefly comprises of an entrance hall, ground floor cloakroom, bedroom and utility room. To the first floor the kitchen and lounge are located and to the top floor there is three bedrooms and family bathroom. To the outside there is a driveway for one vehicle and integral garage and a fully enclosed rear garden.

Hallway

The property is entered through the front door into the carpet hallway which has the wall mounted heating controls and radiator and access to the cloakroom, forth bedroom and utility room.

Forth Bedroom (Snug / Home Office) 9'6" x 9'1" (2.90m x 2.78m)

To the ground floor there is a forth bedroom which can be an universal room depending on ones needs with carpet, radiator and rear facing window.

Utility

The utility room has space for a washing machine and dryer, wall and base units, work top, vinyl flooring and the boiler is wall mounted. Access into the rear garden is through the utility room.

Breakfast / Kitchen 16'2" x 9'4" (4.94m x 2.86m)

The kitchen comprises of cream wall and base units with butcher block effect work tops, vinyl flooring, built in electric oven and grill, space for dishwasher and two rear facing windows.

Sitting / Dining Room 19'1" x 16'2" (5.84m x 4.95m)

The sitting / ding room is a 'L' shaped room with carpet, fire with surround and hearth, front facing window, French doors with a Juliette balcony.

Master Bedroom 11'3" x 9'2" (3.45m x 2.80m)

The master bedroom is a rear facing double room with built in wardrobes, carpet and radiator and access to the en suite.

En Suite

The en suite comprises of a corner shower cubicle with a gravity fed shower, part tiled walls, hand basin and wc.

Bedroom Two 11'6" x 9'1" (3.53m x 2.78m)

A double bedroom rear facing with carpet and radiator.

Bedroom Three 11'5" x 6'9" (3.49m x 2.07m)

Front facing room with carpet, radiator and built in double wardrobe.

Bathroom

The family bathroom has part tiled walls, bath with over head mixer shower, hand basin and wc and vinyl flooring.

Outside

To the front of the property there is a driveway for one vehicle and storage cupboard. To the rear there is an enclosed rear garden mainly laid to lawn with a patio area.

Garage 21'7" x 9'0" (6.60m x 2.76m)

A integrated garage with an up and over door, power and electric.

Additional Information

Service charge of £140.71 (current at time of going to market) per 6 months

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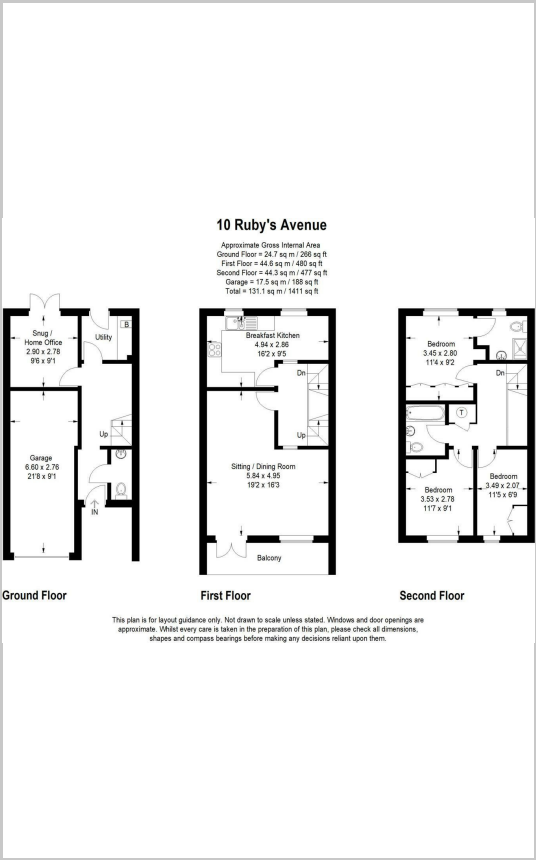
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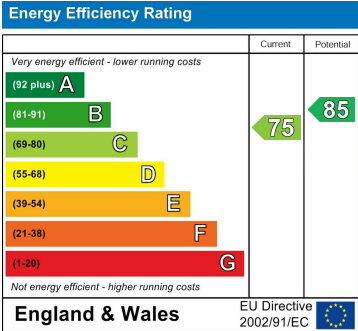
Area Map



Floor Plans



Energy Efficiency Graph



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