



## 38 Rufford Avenue Newark, NG24 4BD



Book a Viewing

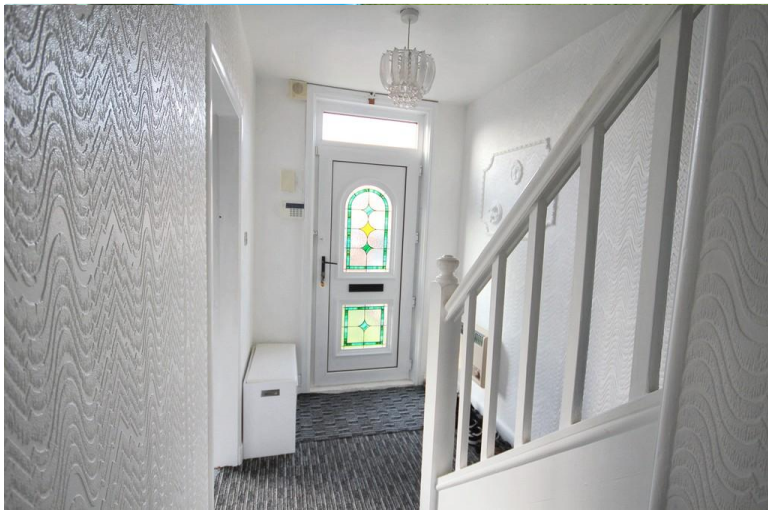
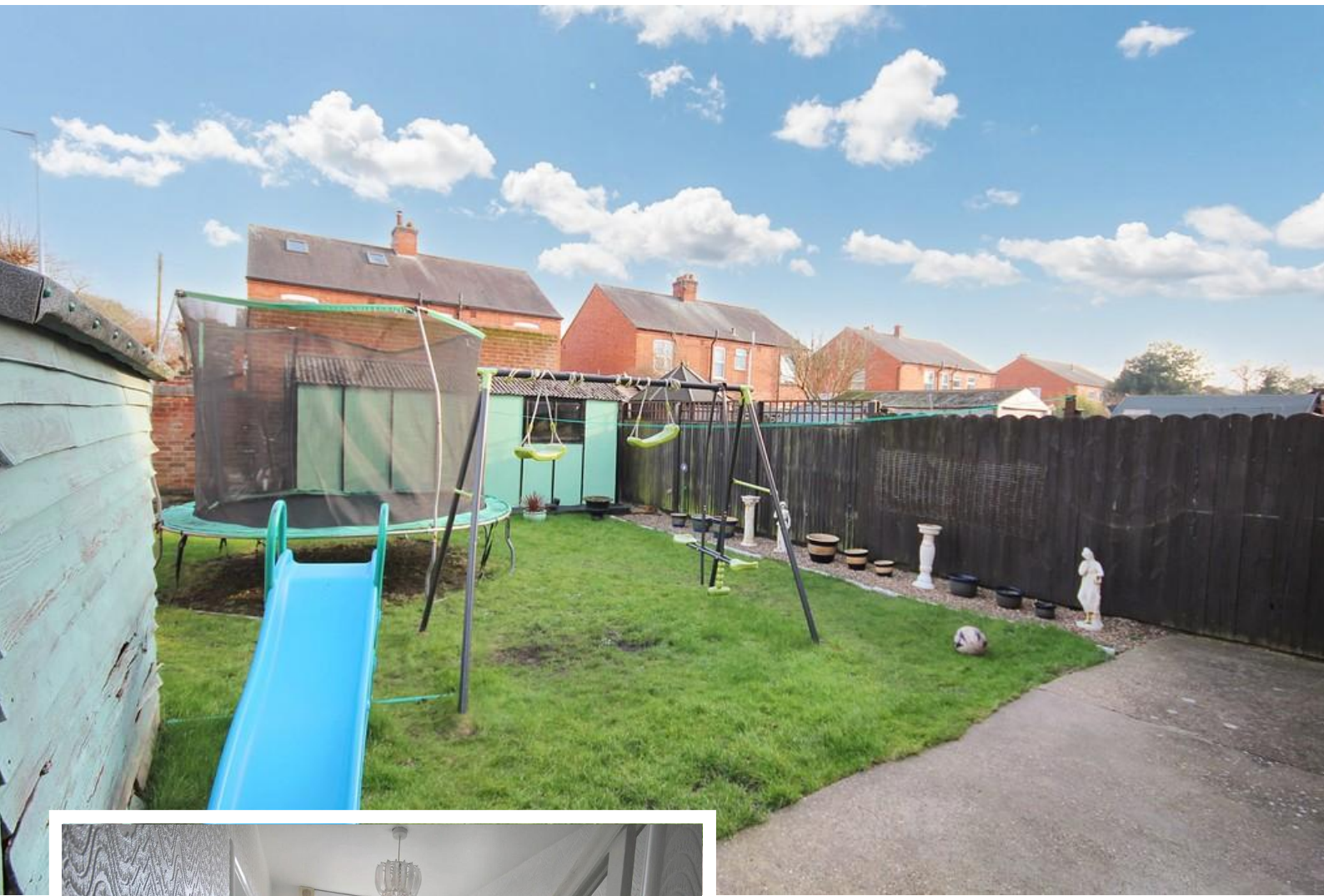
**Offers Over  
£220,000**

This beautifully modernised three bedroom semi-detached home is situated on a desirable, tree lined street and offers stylish living with contemporary updates throughout. The property boasts a sleek white refitted kitchen, complete with a pantry, integrated fridge freezer, Bosch oven, ceramic hob and extractor, perfect for modern convenience. Two reception rooms provide versatile living and dining spaces, complemented by a welcoming entrance hallway. Upstairs, three good sized bedrooms are accompanied by a refitted modern shower room suite. The home benefits from uPVC double glazing and modern electric heating for year-round comfort. Occupying an end plot, the property features gated side access leading to a garage, providing both security and practicality.





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#### **SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING** — F.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War.





Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

#### **ENTRANCE HALL**

With uPVC double glazed door, stairs to the first floor, wall mounted electric heater and doors to the kitchen and living room.

#### **LIVING ROOM**

13' 1" x 10' 6" (3.99m x 3.2m) With uPVC double glazed window to the front elevation, wall mounted electric heater and a modern electric fire suite.

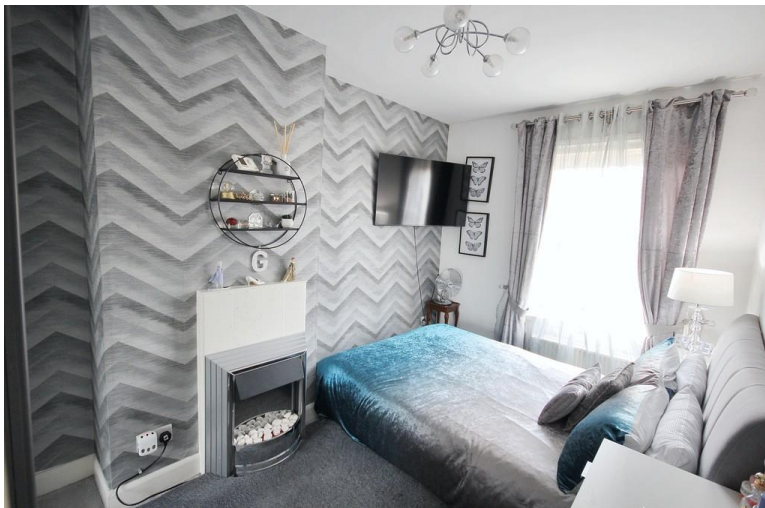


#### **DINING ROOM/SITTING ROOM**

13' 0" x 10' 6" (3.96m x 3.2m) With uPVC double glazed window to the rear elevation, wall mounted electric heater and a gas fire suite.

#### **KITCHEN**

13' 1" x 5' 5" (3.99m x 1.65m) A modern white gloss kitchen with wall and base units with work surface over incorporating a sink unit with a stainless steel mixer tap, fitted oven, ceramic hob and a stainless steel extractor hood, integrated fridge freezer and double cupboard with space and plumbing for a washing machine, tiled splash-backs, tiled floor, wall mounted vertical electric heater, door to the sitting room/dining room, coving to the ceiling, uPVC double glazed windows to the side elevation, uPVC double glazed opaque door onto the rear garden and walk-in pantry with tiled floor and a uPVC double glazed opaque window to the side elevation.



#### **FIRST FLOOR LANDING**

With doors to the three bedrooms and the family shower room.

#### **SHOWER ROOM**

13' 2" x 4' 7" (4.01m x 1.4m) A modern re-fitted three piece suite comprising a low level WC, wash hand basin set within a vanity unit and a shower cubicle with a mains fed shower, tiled walls, tiled floor, coving to the ceiling, extractor, wall mounted electric heater, access to roof space, built-in storage cupboard and uPVC double glazed opaque window to the rear elevation.

#### **BEDROOM ONE**

11' 5" x 9' 11" (3.48m x 3.02m) With uPVC double glazed window to the rear elevation and a wall mounted electric heater.

#### **BEDROOM TWO**

13' 1" x 8' 0" (3.99m x 2.44m) With uPVC double glazed window to the front elevation, wall mounted electric heater and an electric heater suite.

#### **BEDROOM THREE**

13' 1" x 8' 3" (into recess) (3.99m x 2.51m) With uPVC double glazed window to the front elevation.



## OUTSIDE

There are lawn gardens to the front, side and rear and gated access at the side leading to the garage.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

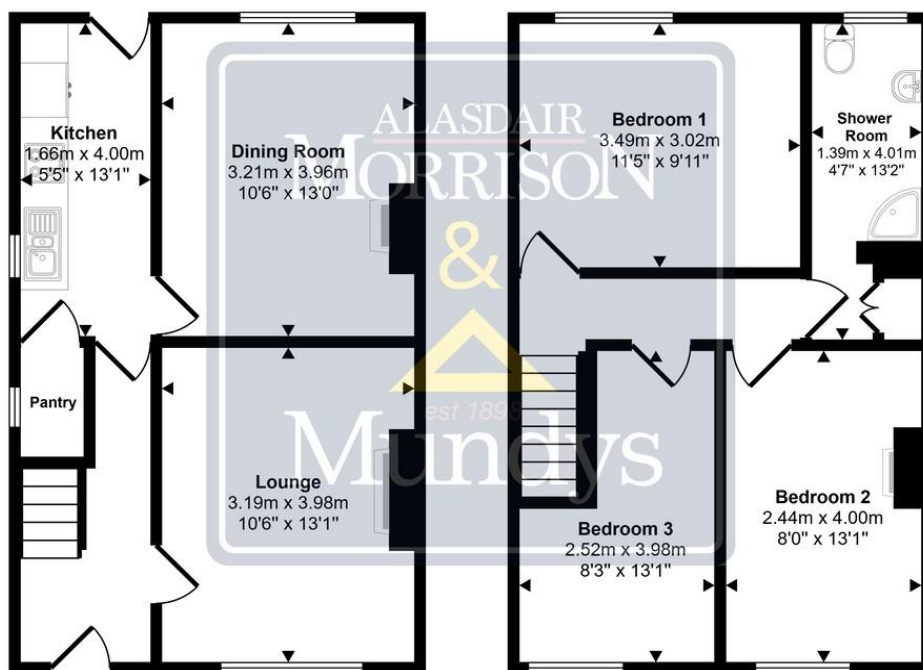
### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 41 sq m / 438 sq ft

First Floor  
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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