



13 Harewood Avenue

Newark, NG24 4BE



Book a Viewing

£190,000

Offered with No Upward Chain - Walking Distance to Newark Town Centre - Excellent Potential to Modernise & Extend (STPP). This bay-fronted three-bedroom semi-detached home is ideally situated within easy walking distance of Newark Town Centre, offering convenience, space, and scope for improvement – perfect for buyers looking to put their own stamp on a property. The accommodation comprises: Entrance Hall, Lounge with Bay Window, Dining Room with access to Kitchen and Pantry, Three First Floor Bedrooms and a Family Bathroom. To the front is a lawned garden with a gravelled side hardstanding providing gated access to the fully enclosed rear garden – a private and secure space ideal for families or entertaining. This is a fantastic opportunity for those looking to modernise or extend (subject to planning permission) in a sought-after location. Contact us today on 01636 700 888 to arrange your viewing – early inspection is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.





ACCOMMODATION

ENTRANCE HALL

5' 11" x 5' 10" (1.8m x 1.78m) With a double glazed side entrance door, radiator and stairs to the first floor landing.

LOUNGE

15' 10" x 12' 9" (4.83m x 3.89m) With double glazed bay window to the front elevation, picture rail, radiator and an open fire (not in working order) with wooden surround.

DINING ROOM

10' 2" x 12' 11" (3.1m x 3.94m) With gas fire, radiator, understairs storage cupboard, double glazed window to the rear aspect, double glazed door to the rear garden, storage cupboard and door to the kitchen.



KITCHEN

5' 6" x 5' 10" (1.68m x 1.78m) Comprising of a range of base units, stainless steel sink unit, electric cooker point, plumbing for washing machine and a double glazed window to the side elevation.

PANTRY

5' 4" x 3' 8" (1.63m x 1.12m) With shelving and double glazed window to the side elevation.

FIRST FLOOR LANDING

BEDROOM ONE

16' 3" x 10' 11" (4.95m x 3.33m) With double glazed window to the front elevation and radiator.

BEDROOM TWO

10' 11" x 7' 10" (3.33m x 2.39m) With double glazed window to the rear elevation and radiator.

BEDROOM THREE

7' 10" x 7' 10" (2.39m x 2.39m) With double glazed window to the side elevation and radiator.

BATHROOM

4' 8" x 10' 5" (1.42m x 3.18m) With suite comprising of panelled bath, low level WC and wash hand basin, radiator, double glazed window to the rear elevation, splash tiling and access to the roof space.

OUTSIDE

To the front of the property there is a lawned garden with side off road parking for two/three cars and gated access leading to the rear. To the rear of the property there is an enclosed lawned garden with a patio seating area, timber shed and fence boundary, a storage room and an outside WC.

STORE

5' 4" x 5' 3" (1.63m x 1.6m) With power.

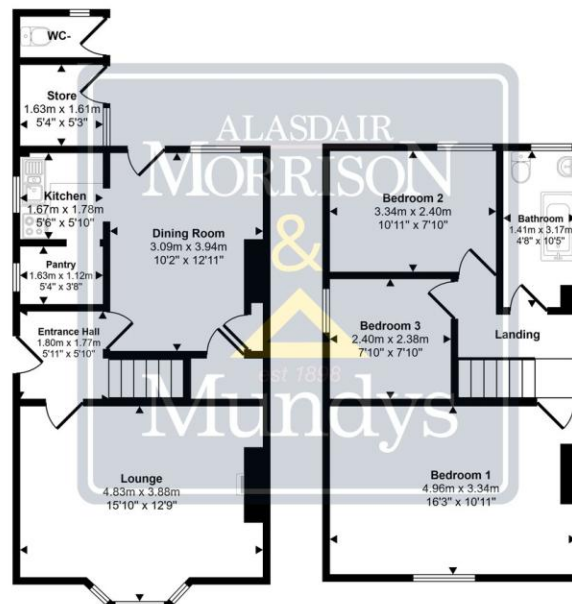
OUTSIDE WC

With WC.





Approx Gross Internal Area
88 sq m / 947 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft

First Floor
Approx 42 sq m / 448 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.

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

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.