



Bristol Close, Coddington

 3  2  1



Asking Price £230,000



### Key Features

- Modern Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge
- Dining Kitchen
- Enclosed Rear Garden
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying a cul-de-sac location in the sought after village of Coddington, this modern detached home represents a home ready to move straight into, and benefits from easy access to the A1, Newark town centre and a range of local amenities, including a brilliant school catchment.

The property's well-maintained accommodation comprises to the ground floor: entrance hall, WC, spacious lounge and dining kitchen that stretches across the back of the property with sliding doors to the rear garden and appliances to include a four-ring gas hob and electric oven. The first floor has a family bathroom suite, and three bedrooms, with the main bedroom having a quality ensuite shower room and fitted wardrobes.

Outside, this home enjoys a tarmac driveway to the front which provides off street parking which leads up to the attached brick single garage. The garage has an electric door, power and lighting connected with a personnel door to the rear garden. The rear garden boasts two paved entertaining areas with a lawned area in between. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 8'0" x 3'4" (2.4m x 1m)

Ground Floor WC 4'11" x 2'11" (1.5m x 0.9m)

Lounge 14'8" x 11'10" (4.5m x 3.6m)

maximum measurements

Dining Kitchen 14'11" x 9'8" (4.5m x 2.9m)

maximum measurements

#### First Floor Landing

Bedroom One 9'10" x 9'1" (3m x 2.8m)

Ensuite Shower Room 6'8" x 4'10" (2m x 1.5m)

maximum measurements

Bedroom Two 8'6" x 8'4" (2.6m x 2.5m)

Bedroom Three 9'3" x 6'3" (2.8m x 1.9m)

Bathroom 6'8" x 6'0" (2m x 1.8m)

maximum measurements

Garage 18'6" x 8'6" (5.6m x 2.6m)

#### Services

Mains gas, electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

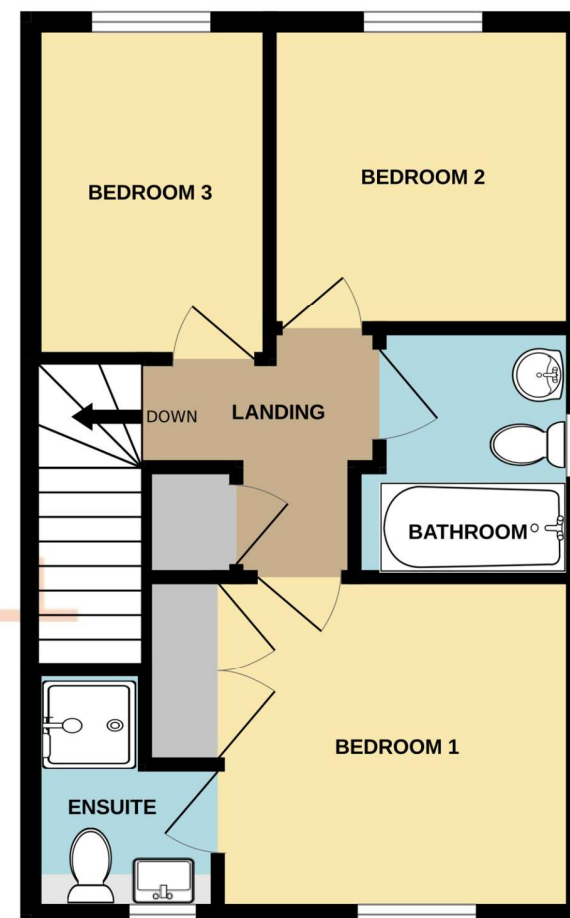
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

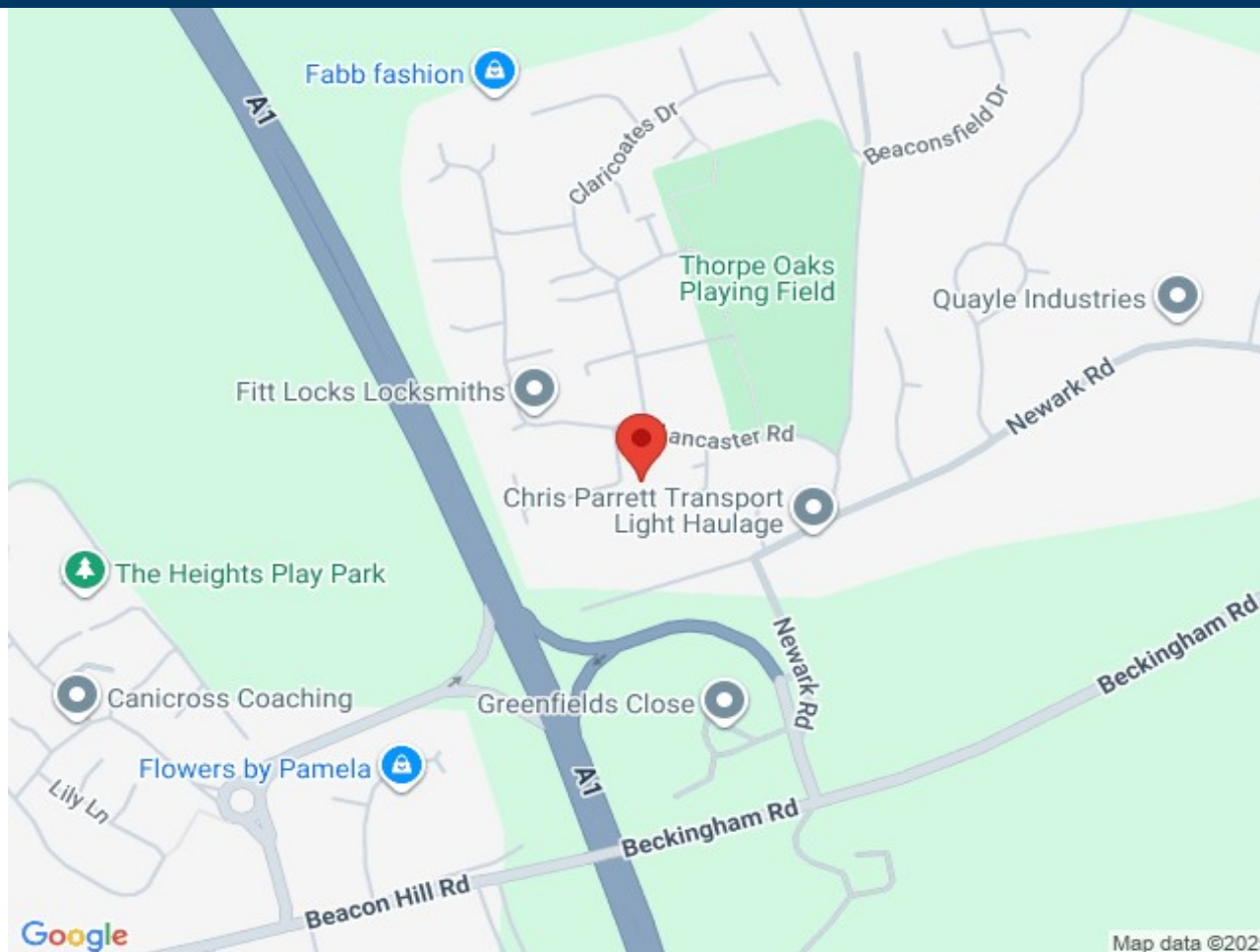


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

