



EDLIN & JARVIS
ESTATE AGENTS



42 Stafford Avenue
New Balderton, Newark, NG24 3EG

Price Guide £180,000



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*** Guide Price £180,000 to £190,000 *** No Upward Chain ***

Nestled on Stafford Avenue in the charming area of New Balderton, Newark, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a generous living space, highlighted by a dual aspect living room that invites natural light, creating a warm and welcoming atmosphere. The well-equipped fitted kitchen is perfect for culinary enthusiasts, while the added bonus of a conservatory provides an ideal space for relaxation or entertaining guests.

Set on a good-sized plot, this home features a gas central heating boiler that was replaced just three years ago, ensuring warmth and efficiency throughout the colder months. Off-road parking and a single garage offer convenience and security for your vehicles. The rear garden is a true highlight, providing a wonderful area for outdoor entertaining, complete with a lawn and patio, all enclosed for privacy.

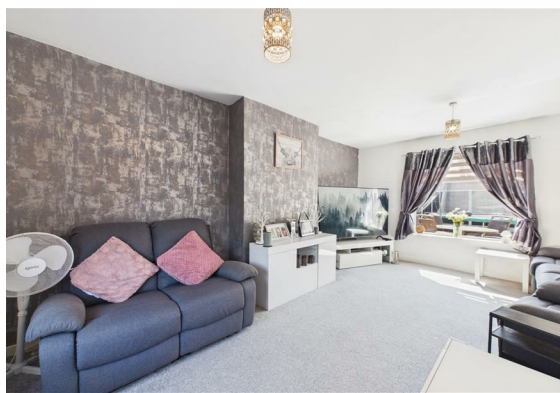
Upon entering the property, you are greeted by an entrance hall that seamlessly connects to the kitchen, living room, and conservatory, enhancing the flow of the home. The first floor comprises three well-appointed bedrooms, perfect for family living, along with a family bathroom that caters to all your needs.

This property is not just a house; it is a place where memories can be made. With its ideal location and ample space, it is sure to attract those looking for a family home or a First time buy in a friendly neighbourhood. Do not miss the chance to make this lovely property your own.

Entrance Hall

Kitchen

9'3" x 14'3" (2.82 x 4.35)





Living Room
13'8" x 17'11" (4.17 x 5.48)

Conservatory
11'2" x 8'6" (3.41 x 2.61)

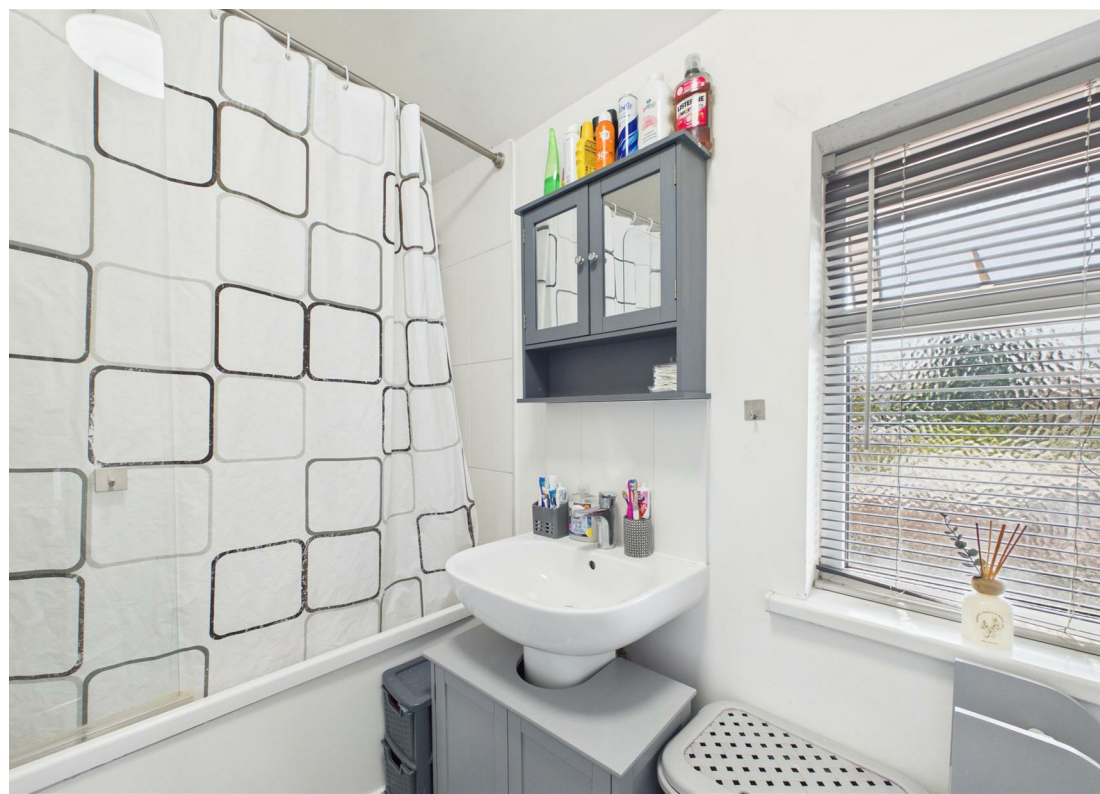
Bedroom One
10'2" x 12'0" (3.10 x 3.67)

Bedroom Two
9'4" x 7'9" (2.86 x 2.37)

Bedroom Three
6'3" x 10'1" (1.93 x 3.08)

Bathroom
6'11" x 5'9" (2.12 x 1.76)

Garage
9'10" x 16'0" (3.00 x 4.88)



Floor Plan



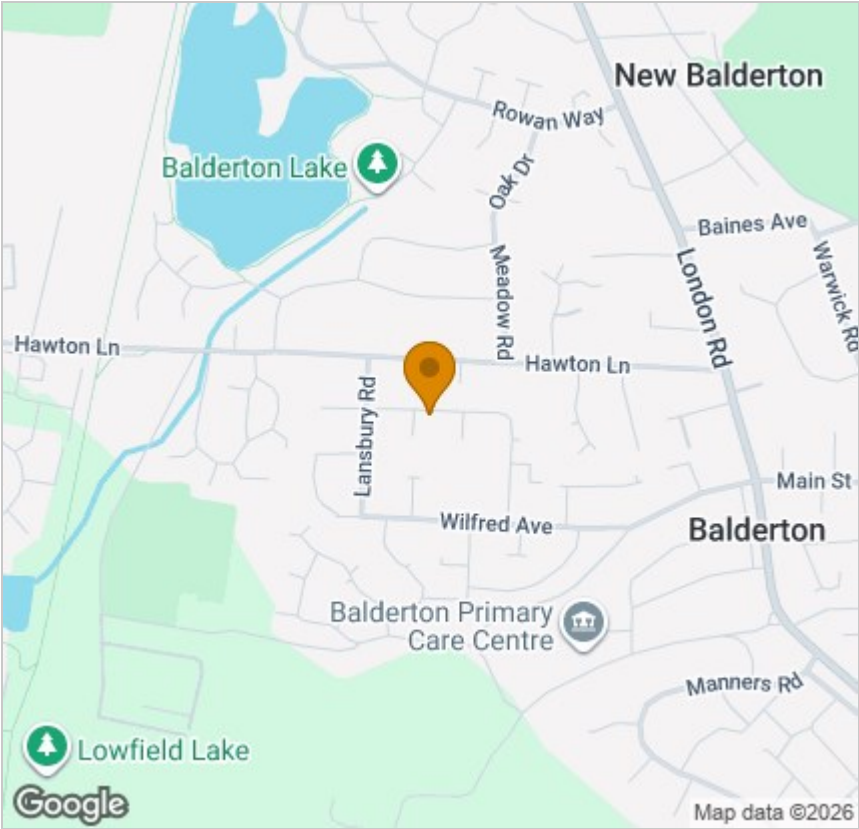
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

