

Clarke Avenue, Newark

Guide Price £160,000 to £170,000

NEWTON FALLOWELL

Clarke Avenue

Newark

MARKETED WITH NO CHAIN This spacious three-bedroom house presents an excellent opportunity for buyers seeking a family home with significant potential to add value. Situated in a popular residential area and is located within easy reach of local schools, amenities, and transport links, this house is well suited to families and professionals alike.

The property's configuration and generous proportions offer huge scope for further improvement and modernisation (subject to necessary consents), making it an ideal project for those wishing to create a bespoke home tailored to their own tastes and requirements. The property is offered with no onward chain, making for a straightforward purchase process.

The property has accommodation comprising of: entrance hall that leads to a bay fronted lounge, which offers a generous living space. The kitchen which is fitted with a range of base and wall units, opens up into the dining area with doors leading through to the rear garden. To the first floor, there are three well-proportioned bedrooms, the shower room is positioned conveniently for all bedrooms and is fitted with a three-piece suite.

To the front of the property a gated driveway provides secure off-road parking for vehicles and a large garden to the rear. The property further benefits from gas central heating and UPVC double glazing. Viewing is highly recommended to fully appreciate the space, potential, and convenient location offered by this attractive semi-detached home.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C









Entrance Hall
6' 10" x 6' 3" (2.08m x 1.91m)

Lounge
14' 8" x 11' 4" (4.47m x 3.45m)
maximum measurements

Kitchen
14' 1" x 11' 11" (4.29m x 3.63m)
maximum measurements

Dining Room
9' 8" x 8' 10" (2.95m x 2.69m)

First Floor Landing
7' 11" x 6' 0" (2.41m x 1.83m)
maximum measurements

Bedroom One
12' 2" x 14' 9" (3.71m x 4.50m)
maximum measurements

Bedroom Two
10' 11" x 14' 9" (3.33m x 4.50m)
maximum measurements

Bedroom Three
9' 6" x 7' 0" (2.90m x 2.13m)
maximum measurements

Shower Room
7' 10" x 5' 5" (2.39m x 1.65m)

Agent's Note - Probate
The sale of this property is subject to Probate. As of 18th August 2026 probate has been applied for but not granted yet.

Services
Mains gas, electricity, water and drainage are connected.

Square Footage
The square footage for this property is approximately 947 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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 choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR

1ST FLOOR



NEWTON FALLOWELL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

NEWTON FALLOWELL