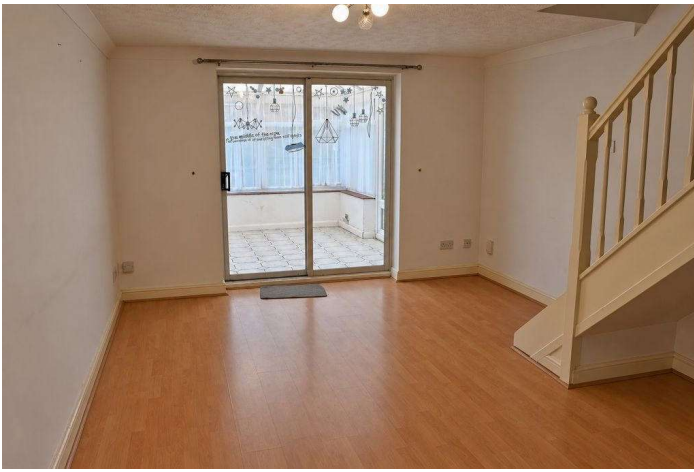


Robert Dukeson Avenue, Newark



A modern two bedroom end terrace property which would benefit from a scheme of updating and is available for purchase with **NO CHAIN**. Positioned in a popular residential location a short distance from Newark town centre. In addition to the two bedrooms, there is a lounge, kitchen, conservatory and a first floor bathroom. The property has gardens to the front and rear, **off road parking for two vehicles and an attached garage**. Double glazing and gas central heating are installed. ***Please note, the building works are in connection with a new conservatory that's in the process of being erected.***

£155,000



Situation and Amenities

The property is situated in a sought after residential location a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include an M&S food store, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

This small entrance hallway has doors into the lounge and kitchen, laminate flooring and a ceiling light point.

Lounge 11' 9" x 10' 6" (3.58m x 3.19m)

This spacious reception room has sliding doors into the conservatory and the staircase rising to the first floor. The lounge has laminate flooring, a ceiling light point and a radiator.

Conservatory

The existing conservatory is in the process of being replaced with a brand new one. Photographs and details will be available in due course.

Kitchen 8' 5" x 8' 0" (2.56m x 2.45m)

The kitchen has a window to the front elevation and is fitted with a range of wall and base units with work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, and space and plumbing for a washing machine. In addition there is space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor and a ceiling light point. The central heating boiler is housed here - we have been informed by the vendor that this is currently not working.

First Floor Landing

The staircase rises from the lounge to the first floor landing which has doors into both bedrooms and the bathroom. The landing has a ceiling light point.

Bedroom One 12' 1" x 11' 9" (3.68m x 3.59m) (at widest points)

A good sized double bedroom having a window to the rear elevation, built-in cupboards, a ceiling light point and a radiator.

Bedroom Two 12' 3" x 5' 8" (3.73m x 1.73m)

Bedroom two has a window to the front elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bathroom 8' 8" x 5' 9" (2.65m x 1.75m)

The bathroom has an opaque window to the front elevation, and is fitted with a suite comprising bath with shower mixer tap attachment, wash hand basin and WC. The room has marble effect laminate flooring, an extractor fan, a ceiling light point and a radiator. There is also a useful storage cupboard.

Outside

The front of the property is predominantly hard landscaped for ease of maintenance. There is a driveway providing off road parking for two vehicles, this in turn leads to the attached garage. A footpath leads to the front door.

Attached Garage

The garage has an up and over door to the front elevation and is equipped with both power and lighting. Access was not available at the time of listing, therefore no measurements are available.

Rear Garden

The rear garden is mainly laid to lawn with mature shrub and tree borders. A paved pathway leads to the conservatory.

Council Tax

The property is in Band A.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

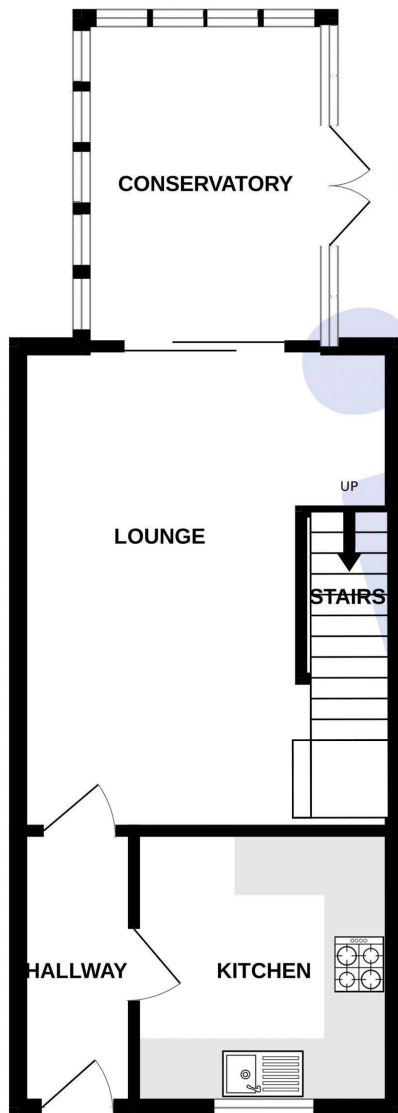
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

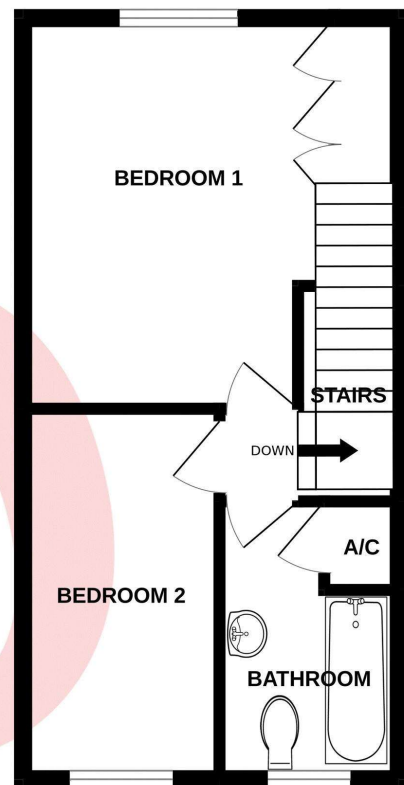
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007795 27 October 2026

GROUND FLOOR



1ST FLOOR



17 ROBERT DUKESON AVENUE

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.
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