Rutland Avenue, Newark NG24 4DL



GUIDE PRICE £170,000 to £180,000. A well presented three bedroom semi-detached property situated in a well established and popular residential area of Newark. In addition to the three bedrooms, there is a spacious entrance hall, a ground floor WC, lounge/diner, kitchen, garden room and first floor bathroom. Outside the property enjoys a corner plot with wrap around gardens. The property is double glazed, has gas central heating and off road parking. Early viewing is essential.

Guide Price £170,000 to £180,000

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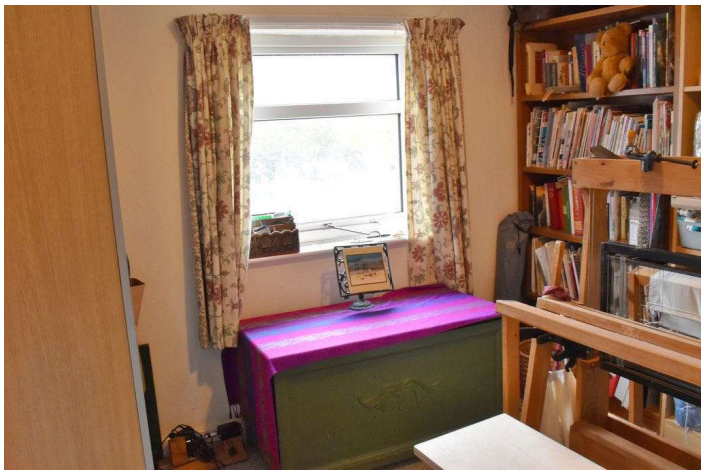




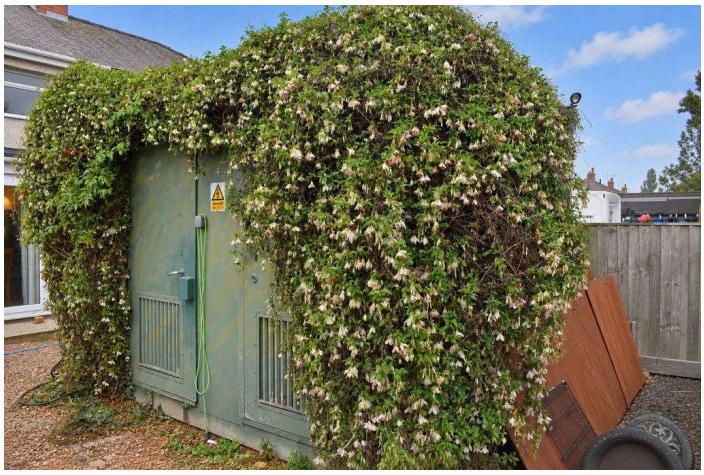










Situation and Amenities

The property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include an M&S food hall, 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 spacious entrance hallway has the staircase rising to the first floor, and a door into the lounge. The hallway has a useful storage alcove, wood flooring, a radiator and a ceiling light point.

Lounge/Diner *19' 11" x 11' 5" (6.06m x 3.47m)*

This superb sized reception room has a large window to the front aspect, a door into the kitchen and an opening leading into the garden room. The lounge/diner has a feature brick built fireplace with electric flame effect fire inset and sat on a tiled hearth. The room has wooden flooring, a ceiling light point and a radiator.

Kitchen *12' 7" x 9' 5" (3.84m x 2.86m)*

This good sized kitchen has two windows to the side elevation, a door into the garden room, and an opening through to an understairs pantry where the central heating boiler is located. The kitchen is fitted with a good range of wall and base units with work surfaces. There is a one and a half bowl stainless steel sink, and spaces for a vertical fridge/freezer and slim-line dishwasher. The free standing Rangemaster Professional Deluxe cooking range with extractor fan above is included within the sale. The room has wood effect vinyl flooring, a ceiling light point and a radiator.

Garden Room *18' 2" x 8' 5" (5.54m x 2.56m)*

This superb addition to the family home has two windows to the rear aspect and a window to the side. The room is of dwarf brick wall construction with a upvc frame and a solid roof. There is wood flooring, a sliding door leading out into the garden and a door into the ground floor cloakroom. In addition there is space and plumbing for a washing machine, two ceiling light points and a radiator.

Ground Floor Cloakroom

This room has an opaque window to the side elevation and is fitted with a WC and wash hand basin. There is a ceramic tiled floor and a ceiling light point.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side aspect, and doors into the three bedrooms and the bathroom. The landing has a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One *11' 5" x 9' 4" (3.47m x 2.85m)*

An excellent sized double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Two *10' 5" x 10' 2" (3.18m x 3.10m)*

A further excellent sized double bedroom with a window to the rear elevation, a radiator and a ceiling light point.

Bedroom Three *9' 4" x 6' 6" (2.85m x 1.99m)*

Bedroom three has a window to the rear elevation, a ceiling light point and a radiator.

Bathroom *7' 2" x 7' 0" (2.18m x 2.13m) (at widest points)*

The bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with electric shower over, wash hand basin and WC. The bathroom has with fully tiled walls, a heated towel rail, vinyl flooring, a built-in storage cupboard and a ceiling light point.

Outside

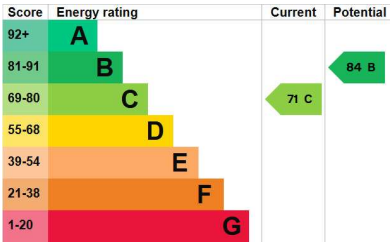
To the front of the property is a gravelled garden area containing a selection of mature plants and shrubs. A path leads to the front door. Gated access down the side of the property leads into the garden. To the side of the property there is a pretty cottage style garden with a paved seating area, an EV charging point and an outside tap.

Rear Garden

The rear garden is predominantly gravelled. There is off road parking for two/three cars with a sliding gate to access. There is also a useful outbuilding and a modern workshop.

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.

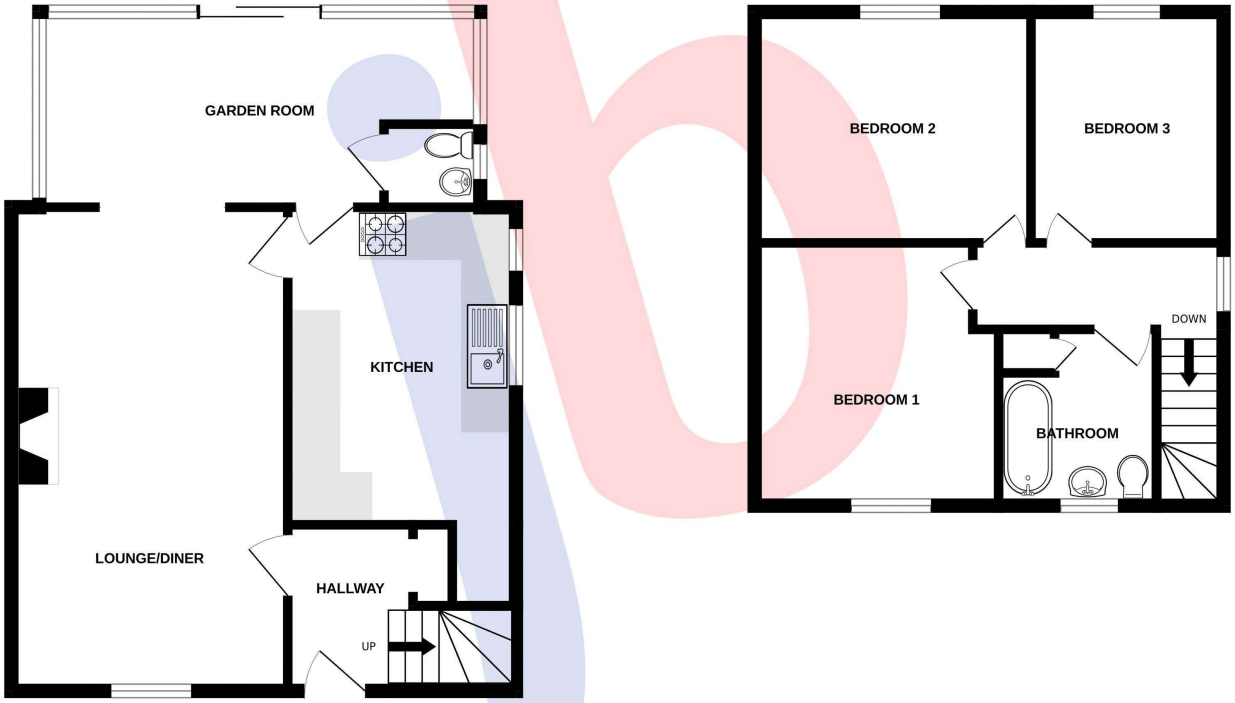
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007911 02 November 2026

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

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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