



Emmendingen Avenue, Newark



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Asking Price £170,000



Key Features

- Modern End Terraced Home
- Three Bedrooms
- F/F Bathroom & G/F WC
- Spacious Lounge
- Dining Kitchen
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Conveniently located in a popular residential area that falls within walking distance of the main line Newark Northgate Train Station with connection to London Kings Cross, this modern end terraced home represents a fantastic first-time home and benefits from TWO ALLOCATED PARKING SPACES. The property's well presented accommodation comprises to the ground floor: entrance hall, W/C, spacious lounge and a dining kitchen that stretches across the rear of the property with French 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 fitted wardrobes. Outside to the front, this home enjoys two allocated parking spaces whilst the rear garden is deceptive in its size with a generous L-shaped decking area, ideal for entertaining and a further lawned area. Other features 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** 9'0" x 6'6" (2.7m x 2m)
maximum measurements
- Ground Floor WC** 5'6" x 2'11" (1.7m x 0.9m)
maximum measurements
- Lounge** 13'3" x 12'6" (4m x 3.8m)
maximum measurements
- Dining Kitchen** 15'8" x 9'0" (4.8m x 2.7m)
- First Floor Landing**
- Bedroom One** 10'4" x 9'7" (3.1m x 2.9m)
maximum measurements

- Bedroom Two** 10'0" x 9'7" (3m x 2.9m)
maximum measurements
- Bedroom Three** 8'6" x 6'11" (2.6m x 2.1m)
maximum measurements
- Bathroom** 6'7" x 5'6" (2m x 1.7m)

Agent's Note

The property has a shared driveway area which the neighbours have access across.

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.

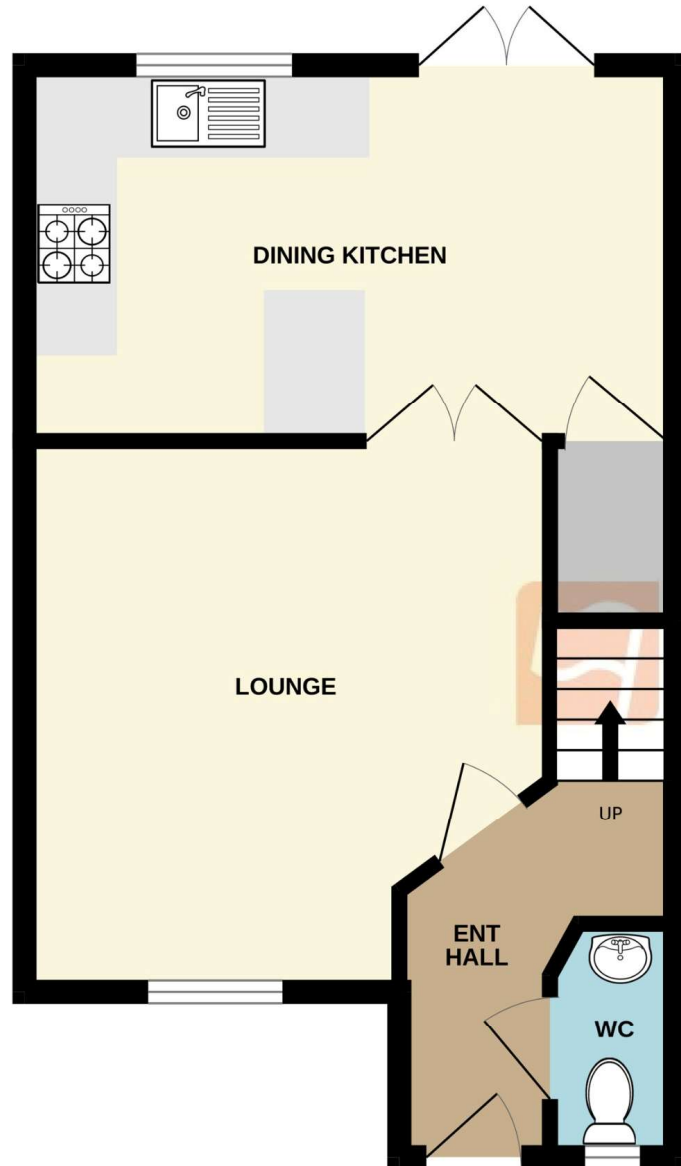
Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

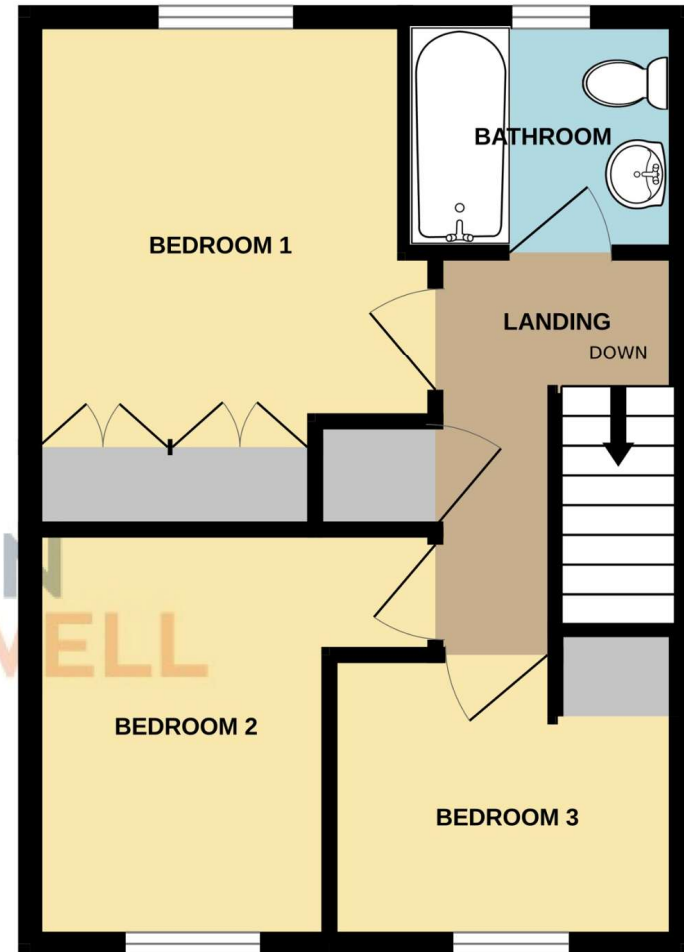
Referrals

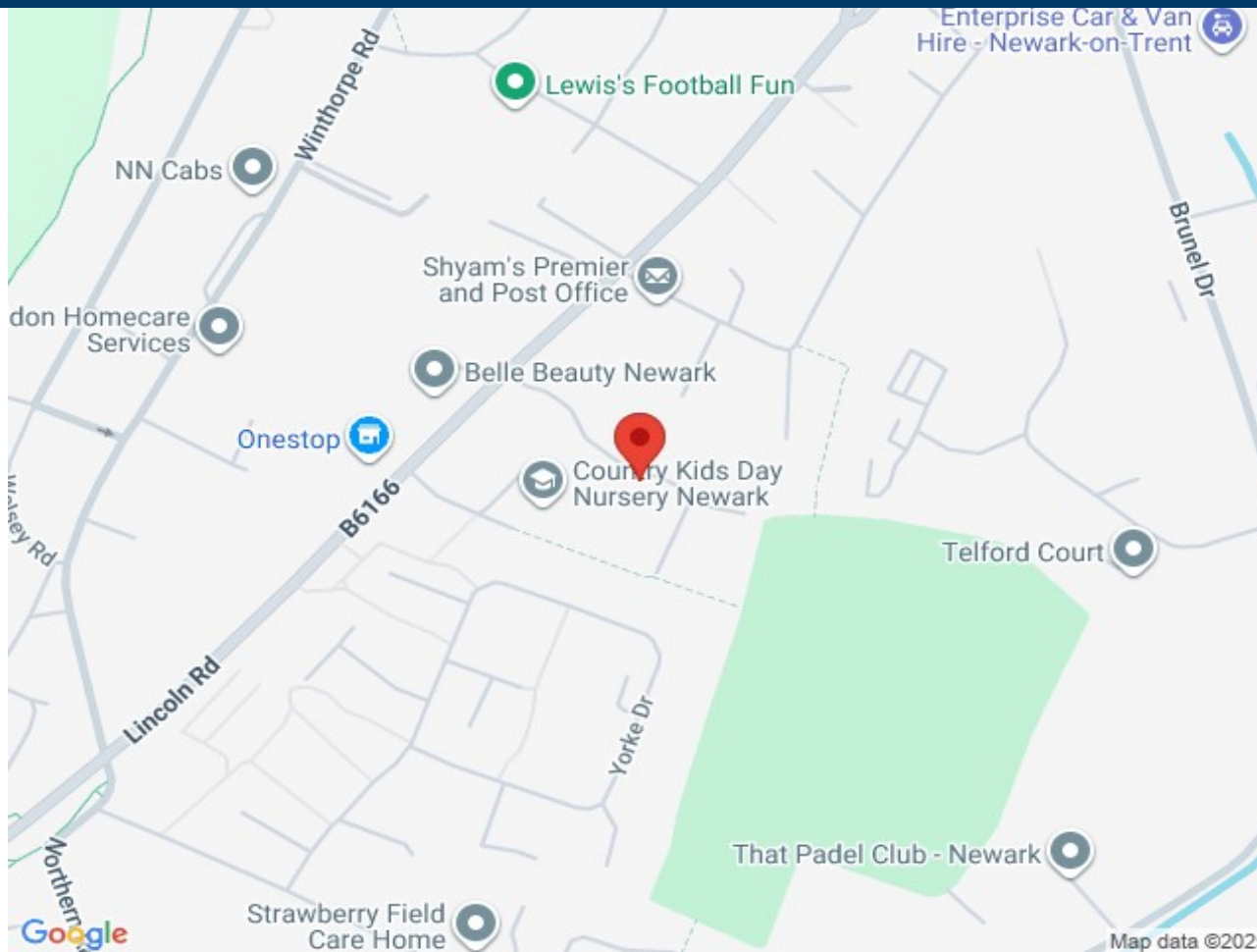
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 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		B6 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

