



Norman Avenue, Newark



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Asking Price £260,000



## Key Features

- Detached Family Home
- Four Bedrooms
- First Floor Bathroom & Shower Room
- Lounge/Diner, Sitting Room & Conservatory
- Kitchen & Utility Area
- Off Street Parking
- No Chain
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Conveniently positioned on the outskirts of Newark town centre, this home offers superb access to the A46, A1 and the main line train station at Newark North Gate with links to London Kings Cross. Having undergone a degree of modernisation, this home has recently had a new kitchen, new boiler installed in October 2024, range of new flooring and rewiring, yet still provides fantastic potential and scope for a buyer to make this property their own.

The well-proportioned accommodation comprises to the ground floor: L-shaped entrance hall, spacious lounge with bow window and opening to a dining area, conservatory with sliding doors to the rear garden, newly fitted kitchen with four-ring electric hob and electric oven and further opening to a utility area and sitting room. The first floor has four bedrooms, a family bathroom suite and a separate shower room. Outside, the property is approached with a driveway providing off street parking, as well as a small lawned area with plants to borders. The rear garden is SOUTH WESTERLY facing, and benefits from a lawned area, paved seating area as well as a useful timber storage building. Other features of this home include gas central heating (new boiler installed in October 2024) 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 5'10" x 3'4" (1.8m x 1m)

Lounge 13'7" x 12'9" (4.1m x 3.9m)

Dining Area 8'9" x 7'4" (2.7m x 2.2m)

Conservatory

Kitchen 8'11" x 8'8" (2.7m x 2.6m)

Utility Area 8'3" x 7'5" (2.5m x 2.3m)

Sitting Room 15'9" x 6'9" (4.8m x 2.1m)

maximum measurements

#### First Floor Landing

Bedroom One 10'5" x 10'2" (3.2m x 3.1m)

Bedroom Two 10'2" x 8'10" (3.1m x 2.7m)

Bedroom Three 13'4" x 7'5" (4.1m x 2.3m)

Bedroom Four 7'4" x 6'2" (2.2m x 1.9m)

Bathroom 6'3" x 5'5" (1.9m x 1.7m)

Shower Room 8'1" x 7'5" (2.5m x 2.3m)

maximum measurements

#### 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

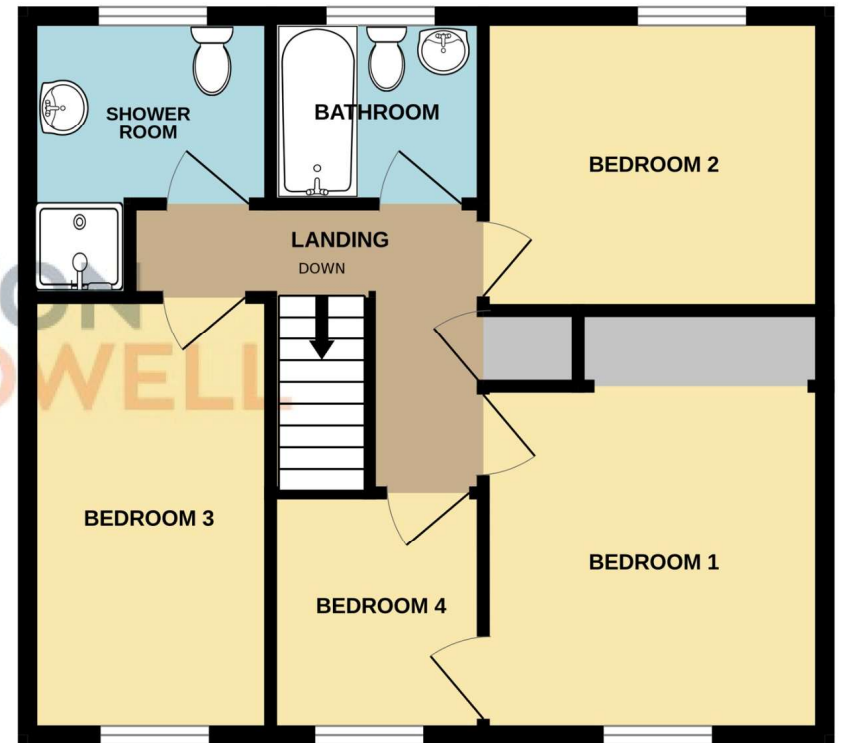
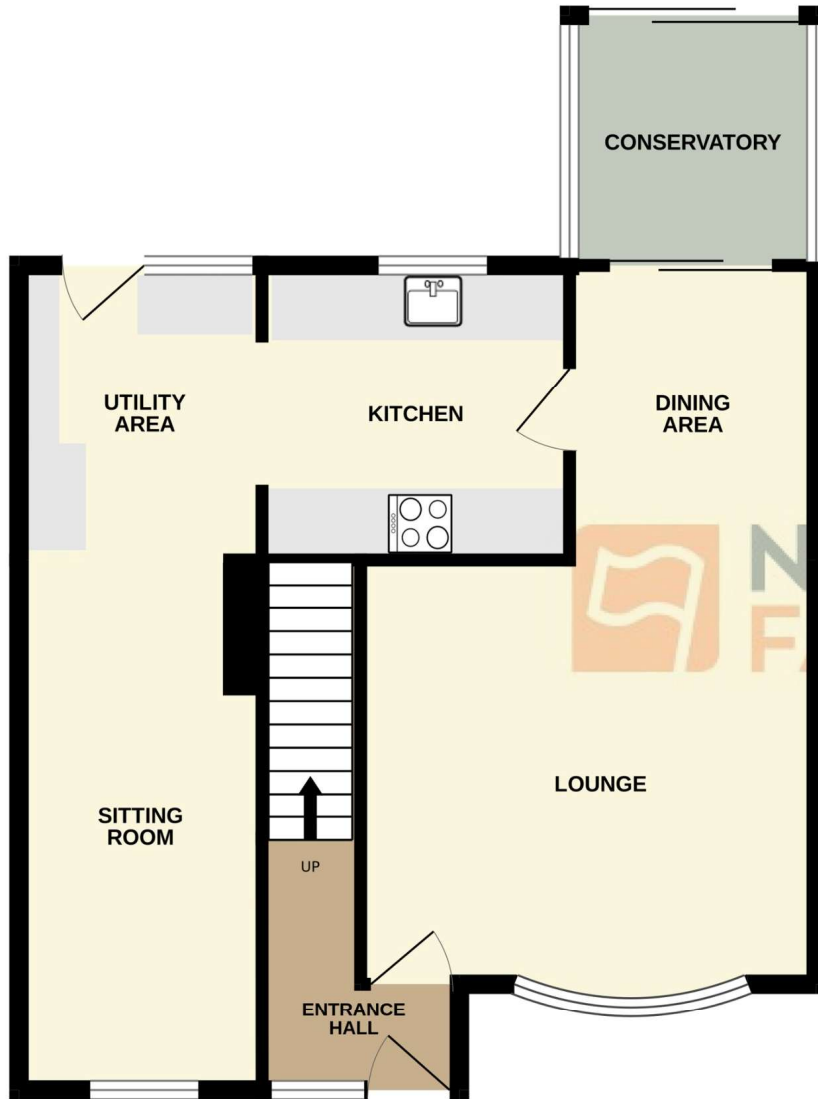
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

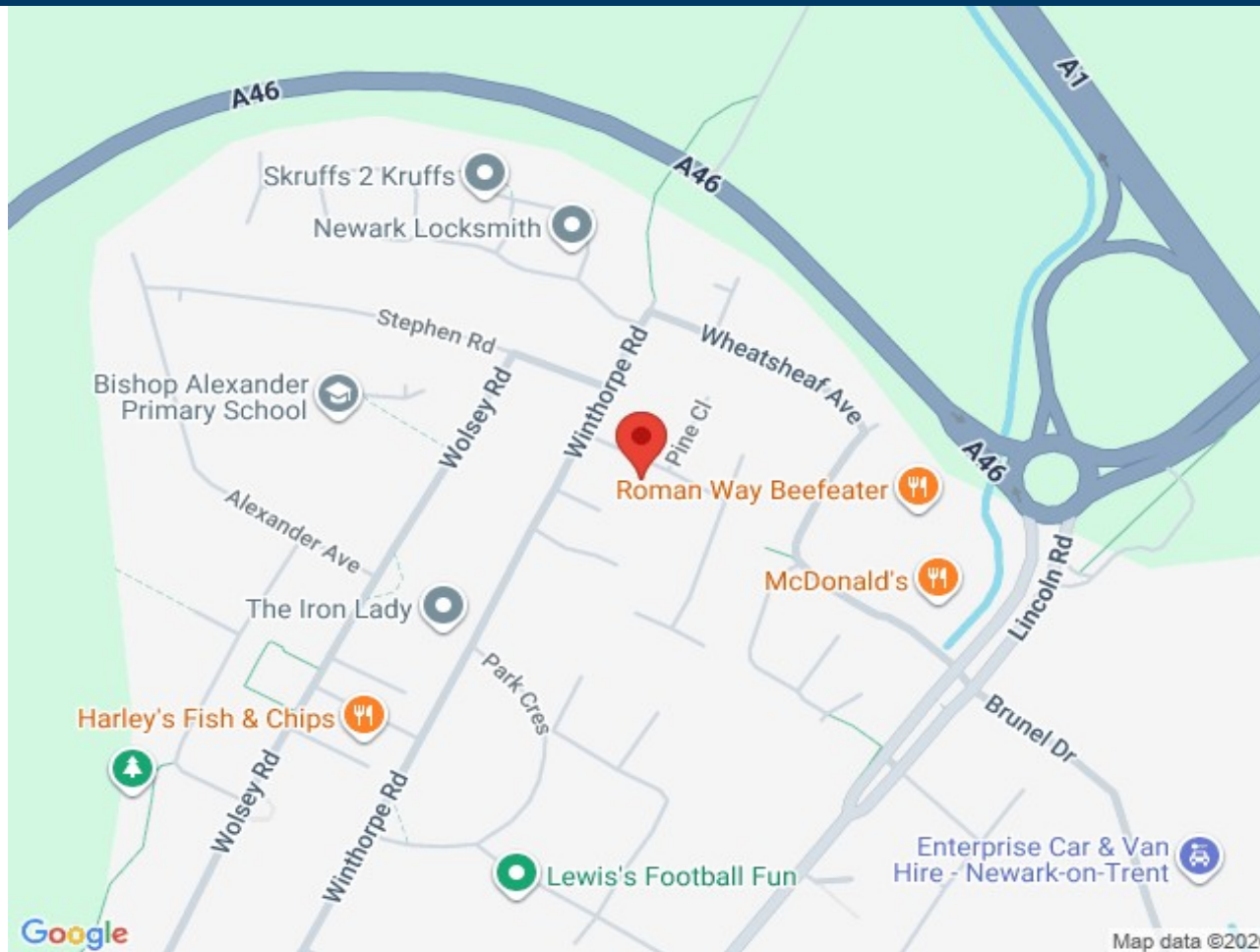
#### Referrals

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 choose 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

