



3 Stanhope Avenue, Newark, NG24 2DG

No Chain £130,000

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 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A three bedroom semi-detached house well positioned on Stanhope Avenue, a well-established and popular residential area approximately one mile from Newark town centre, this spacious family home requires updating throughout and offers an excellent opportunity for those looking to renovate and modernise.

The living accommodation comprises, entrance hallway with staircase rising to the first floor. The living room is well lit and offers a good amount of space, making it comfortable and practical for everyday use. The fitted kitchen comprises a range of wall and base units, with additional storage beneath the stairs, and leads through to a useful porch area providing access to the rear garden. The bathroom and W.C. are separate and located on the ground floor for convenience. The first floor has three bedrooms.

Externally, the property is set back behind a small front garden, with a shared concrete driveway providing access to a detached single garage and off-road parking. The rear garden is enclosed and laid to lawn, with established planting, trees, and a stone pathway leading to the far end, offering a great amount of outdoor space.

Newark is superbly placed for commuters, with excellent road links to the A1 and A46, providing swift access to Nottingham, Lincoln and major regional centres. Newark Northgate offers fast rail services to London King's Cross in approximately 75 minutes. The town itself is a vibrant market centre, home to a wide selection of amenities including an M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The attractive Georgian Market Square hosts regular markets and is surrounded by an appealing mix of independent boutiques and national retailers, including a recently opened Waterstones bookstore, complementing an already good selection of independent and charity book shops around the town centre. Newark also offers a great choice of cafes, bars and restaurants, including established brands such as Starbucks and Costa. The area benefits from well-regarded primary and secondary schooling and the services of Newark Hospital.

The property is a semi-detached constructed of rendered elevations under a tiled roof. It benefits from gas central

heating and uPVC double glazed windows throughout. The accommodation is well laid out and can be described in more detail as follows:

HALLWAY

6'01 x 5'11 (1.85m x 1.80m)

Narrowing to 2'11 X 2'09

UPVC double glazed front door and window, radiator, quarry tiles flooring.

W.C

3'10 x 2'07 (1.17m x 0.79m)

UPVC double glazed obscure window to front elevation and partially tiled walls.

BATHROOM

5'10 x 4'01 (1.78m x 1.24m)

Narrowing to 3'01 X 1'04

UPVC double glazed obscure window to front elevation and radiator and partially tiled walls. Fitted wall mirror with integrated storage, handles, and shelving, together with a fitted bath and pedestal wash basin.



KITCHEN

11'08 x 7'08 (3.56m x 2.34m)

UPVC double-glazed windows to side and rear elevations, radiator, and partially tiled walls. Fitted with an inset stainless steel sink and drainer, with plumbing and space for a washing machine. A range of base units with laminate worktops and wall cupboards.



PORCH

8'03 x 4'11 (2.51m x 1.50m)

UPVC double glazed windows and door to the rear garden with base unit and wall cupboards.



LIVING ROOM

15'06 x 10'08 (4.72m x 3.25m)



UPVC double glazed windows to front and rear elevation and radiator, wood effect laminate floor and tiled fireplace mantelpiece.



UPVC double glazed windows to front and rear elevation, radiator, built in wardrobe/storage room that holds a Glow Worm combi boiler.



BEDROOM THREE

8'09 x 6'10 (2.67m x 2.08m)

UPVC double glazed windows to rear elevation and radiator.



FIRST FLOOR

BEDROOM ONE

14'02 x 10'07 (4.32m x 3.23m)



BEDROOM TWO

11'10 x 6'11 (3.61m x 2.11m)

UPVC double glazed windows to front elevation and radiator.



GARAGE

A detached single garage is positioned to the rear, accessed via the shared driveway, of concrete construction with a panelled up-and-over door, and a hardstanding area to the front to park a car.



OUTSIDE



To the front, the property is set back behind a small, mature garden, with a concrete shared driveway providing access to a detached single garage and the rear garden. The rear garden is enclosed by wooden fencing and includes lawn, mature garden, trees and a stone pathway that leads to the far end of the garden.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark & Sherwood District Council Tax Band A.

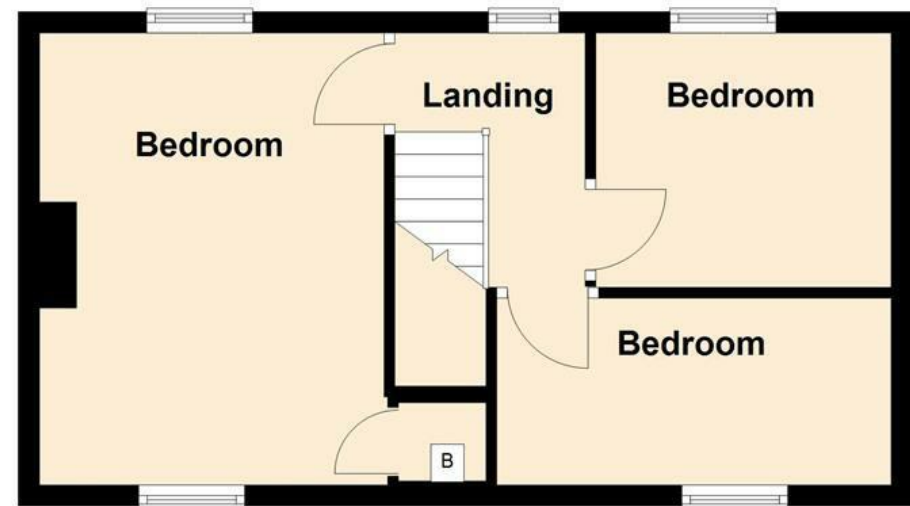
Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 72.6 sq. metres (781.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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