



**34 Kings Sconce Avenue, Newark, NG24  
1FX**

**£140,000**  
Tel: 01636 611 811

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## SOLD PRIOR TO MARKETING

A well-presented first-floor Coach House apartment, situated within a modern riverside development, conveniently located close to Newark town centre and Northgate railway station. The property benefits from a single garage, driveway parking and an enclosed rear garden, making it an ideal purchase for a first-time buyer or those looking to downsize.

The accommodation is accessed via a private entrance and staircase leading to the first floor, which comprises a spacious lounge with ample room for seating and dining furniture. The modern fitted kitchen is finished in a contemporary style and offers a practical layout for everyday use. There are two double bedrooms, both well proportioned, along with a bathroom fitted with a modern white suite.

The property is well presented throughout and further benefits from gas central heating and uPVC double-glazed windows.

Outside, there is an enclosed rear garden providing a private outdoor space suitable for seating or light gardening. Beneath the apartment is a single garage with driveway parking in front, offering secure storage and off-road parking.

Newark is a popular and historic market town offering an excellent range of amenities, including a wide selection of shops, cafes, bars, restaurants and leisure facilities, along with well-regarded schools and supermarkets. The town is set alongside the River Trent and is known for its attractive parks and historic landmarks, including Newark Castle.

The apartment is particularly well placed for commuters. Nearby Northgate railway station provides fast direct services to London King's Cross in approximately 75 minutes, while Newark Castle station serves the Nottingham to Lincoln line. Road links are also excellent, with the A1, A46 and A17 all easily accessible.

Newark continues to attract a wide range of buyers thanks to its strong transport links, attractive setting and vibrant

town centre.

The accommodation can be further described as follows.

## GROUND FLOOR

### ENTRANCE HALL

Front entrance door, staircase to first floor.

### LANDING

6'5 x 6'2 (1.96m x 1.88m)  
(plus 7'6 x 3'2)

Built in double cupboard with Ideal Logic gas central heating boiler. Airing cupboard housing hot water cylinder, loft access hatch.

### LOUNGE

17'6 x 9'2 (5.33m x 2.79m)  
(plus lobby 8' x 3'6)



Double panelled radiator, two uPVC double glazed windows to the front, telephone point, television point.

## KITCHEN

13'8 x 8'1 (4.17m x 2.46m)



UPVC double glazed window to the rear, double panelled radiator. Modern Shaker design kitchen comprises base cupboards and drawers, working surfaces over, stainless steel one and a half bowl sink and drainer with mixer tap. Eye level wall mounted storage cupboards. Fitted appliances include gas hob and electric oven, stainless steel splashback and extractor over hob. Plumbing and space for automatic washing machine. Space for a fridge freezer, space for dining table.

## BEDROOM ONE

11'1 x 10'4 (3.38m x 3.15m)



UPVC double glazed window to the front, radiator.

## BEDROOM TWO

11'2 x 7' (3.40m x 2.13m)  
(plus 4'6 x 3'2)



UPVC double glazed window to the front, built in cupboard, radiator.

## BATHROOM

6'7 x 6'2 (2.01m x 1.88m)



UPVC double glazed window to the rear, radiator, extractor fan. Modern white suite comprising low suite WC, pedestal wash hand basin, panelled bath with wall mounted shower over. Tiling to splashbacks and glass shower screen.

## OUTSIDE

To the front there is a driveway providing off road car parking.

## SINGLE GARAGE

18'9 x 8' (5.72m x 2.44m)

Up and over door, personal door giving access to the rear garden. Useful storage cupboard under stairs, light.



To the rear of the property there is an enclosed garden with close boarded fencing to the south boundary and a brick boundary wall to the rear with wrought iron rails. The garden is laid to lawn. There is a side passage and gate leading to the garden accessed from the frontage.

## TENURE

The property is freehold.

## SERVICES

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

## VIEWING

Strictly by appointment with the selling agents.

## 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.

## COUNCIL TAX

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

# Floor Plan

Approx. 64.0 sq. metres (689.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



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