



Cludd Avenue, Newark



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Guide Price £200,000 to £210,000



Key Features

- Three Storey Town House
- Three Double Bedrooms
- Ensuite, Bathroom & G/F Shower Room
- F/F Kitchen & G/f Utility Room
- Spacious F/F Lounge/Diner
- South Facing Rear Garden
- Integral Garage & Driveway
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Enjoying a pleasant cul-de-sac position within the popular 'Newbury Road' development of Newark, this modern three storey town house benefits from a superb SOUTH FACING rear garden, integral garage and driveway, and boasts fantastic access to the A1, A46 and Newark town centre.

The property's accommodation comprises to the ground floor: entrance hallway, utility room, double bedroom/home office, shower room and integral access to the single garage. The first floor enjoys a generous L-shaped lounge/diner and a kitchen with appliances to include a gas hob and electric oven. The second floor has a family bathroom suite, and two DOUBLE bedrooms, both of which having fitted wardrobes and the main bedroom also having an ensuite shower room. Outside, this home boasts a tarmac driveway providing off street parking to the front. The rear garden is directly SOUTH FACING and has been beautifully landscaped to include a generous paved entertaining area, lawned area and a variety of attractive plants/shrubs to borders. Other features include gas central heating and UPVC double glazing (all windows replaced in 2019).

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 Hallway 19'9" x 6'2" (6m x 1.9m)

maximum measurements

Bedroom Three/Home Office 9'0" x 8'1" (2.7m x 2.5m)

Ground Floor Shower Room 9'5" x 2'9" (2.9m x 0.8m)

Utility Room 6'1" x 5'7" (1.9m x 1.7m)

First Floor Landing

Lounge/Diner 16'7" x 14'7" (5.1m x 4.4m)

maximum measurements

Kitchen 8'5" x 8'0" (2.6m x 2.4m)

Second Floor Landing

Bedroom One 12'7" x 8'9" (3.8m x 2.7m)

maximum measurements

Ensuite Shower Room 5'6" x 4'10" (1.7m x 1.5m)

Bedroom Two 14'7" x 9'8" (4.4m x 2.9m)

maximum measurements

Bathroom 6'9" x 5'7" (2.1m x 1.7m)

Integral Garage 16'9" x 7'9" (5.1m x 2.4m)

Agent's Note - Access

Access to the rear garden is down the side of the property. Neighbouring properties have access over the initial shared driveway.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

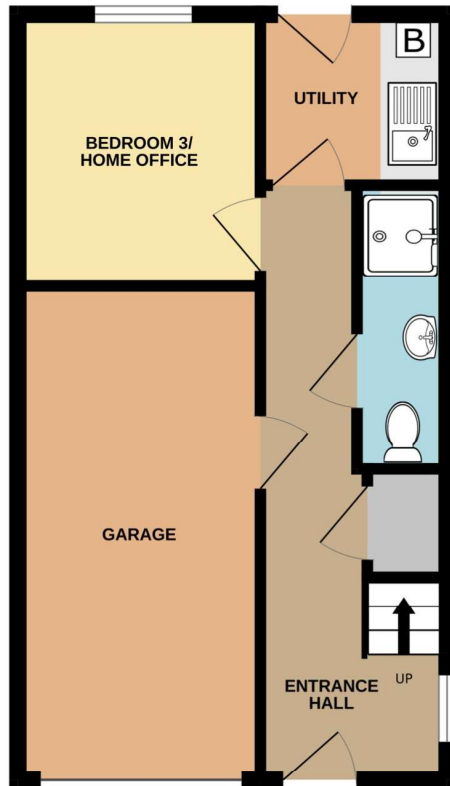
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

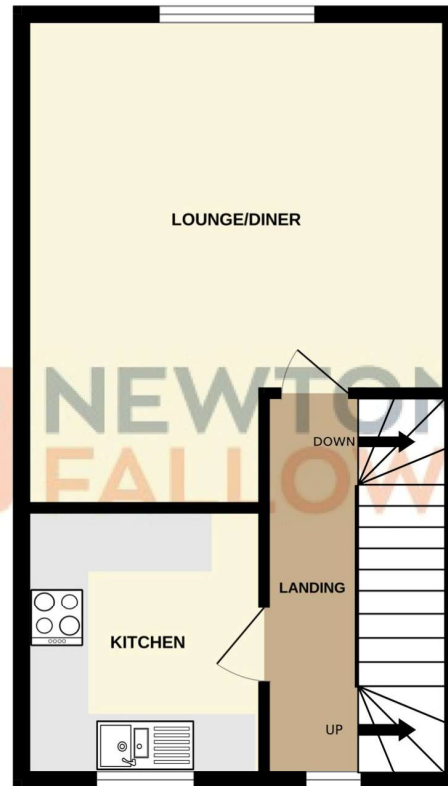
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.



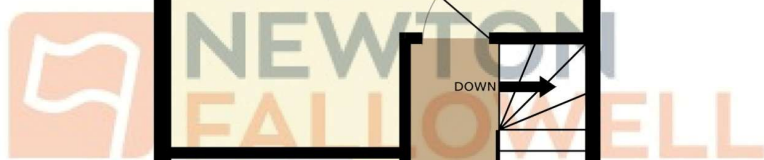
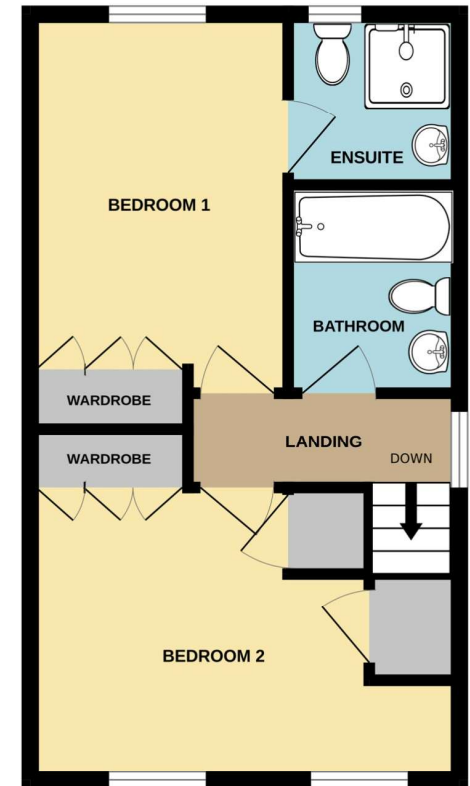
GROUND FLOOR



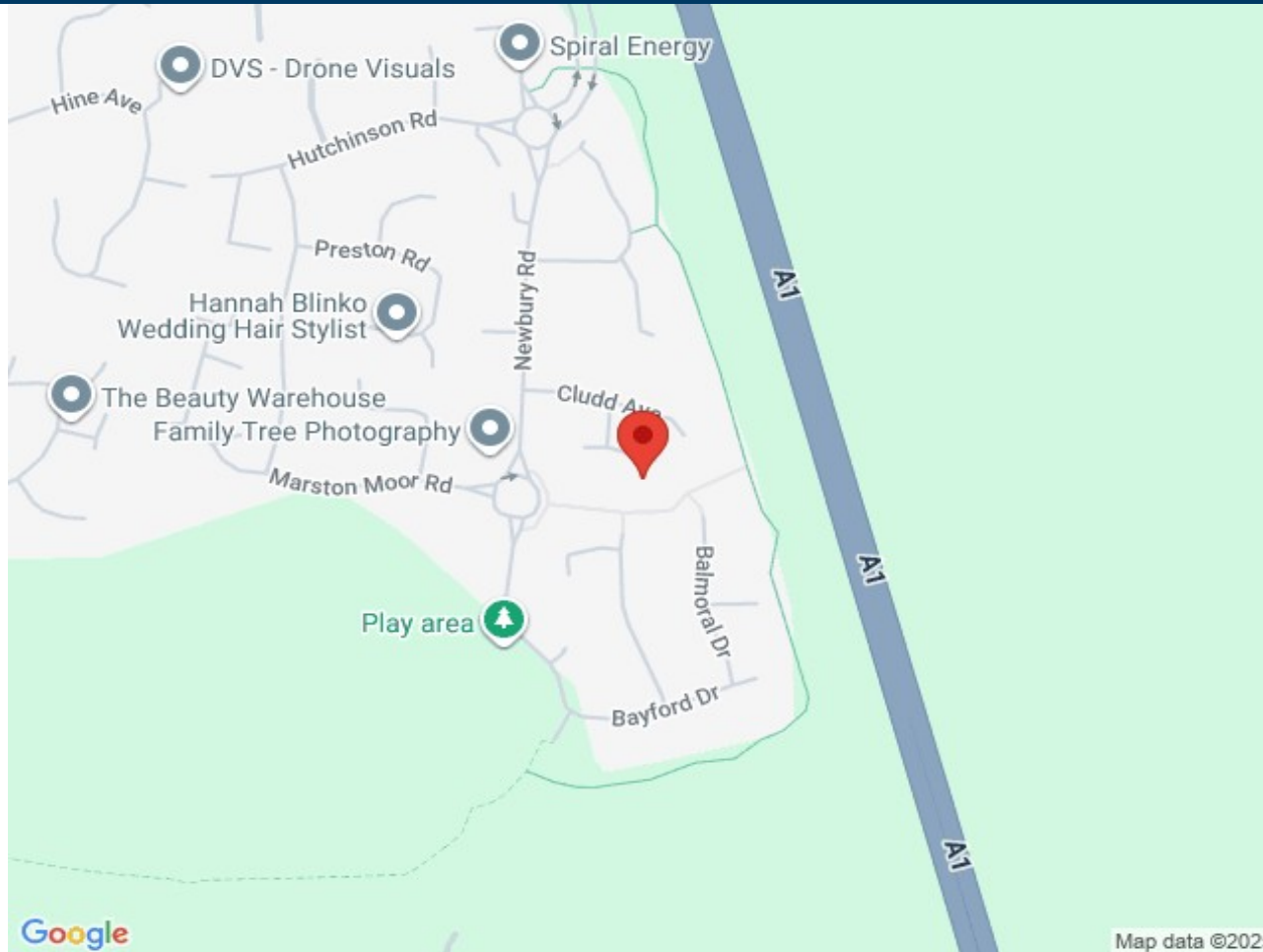
1ST FLOOR



2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

