



Emmendingen Avenue, Newark
Asking Price £170,000



Emmendingen Avenue

Newark

Enjoying a tucked away position in a quiet cul-de-sac, this modern end terraced home represents a fantastic first-time home and benefits hugely from TWO ALLOCATED PARKING SPACES. Conveniently located in a popular residential area, this home falls within walking distance of the town centre as well as main line Newark Northgate Train Station with connection to London Kings Cross.

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, electric oven and integrated fridge/freezer. 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 and a small lawned area. The rear garden benefits from a good degree of privacy and is predominantly laid to lawn. Other features include gas central heating (boiler replaced in 2022) and UPVC double glazing.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor WC

5' 7" x 3' 0" (1.70m x 0.91m)
maximum measurements

Lounge

13' 2" x 12' 6" (4.01m x 3.81m)
maximum measurements

Dining Kitchen

15' 8" x 9' 0" (4.78m x 2.74m)

Bedroom One

10' 3" x 9' 7" (3.12m x 2.92m)
maximum measurements

Bedroom Two

10' 1" x 9' 7" (3.07m x 2.92m)
maximum measurements

Bedroom Three

8' 9" x 7' 0" (2.67m x 2.13m)
maximum measurements

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)



Services

Mains gas, electricity, water and drainage are connected.

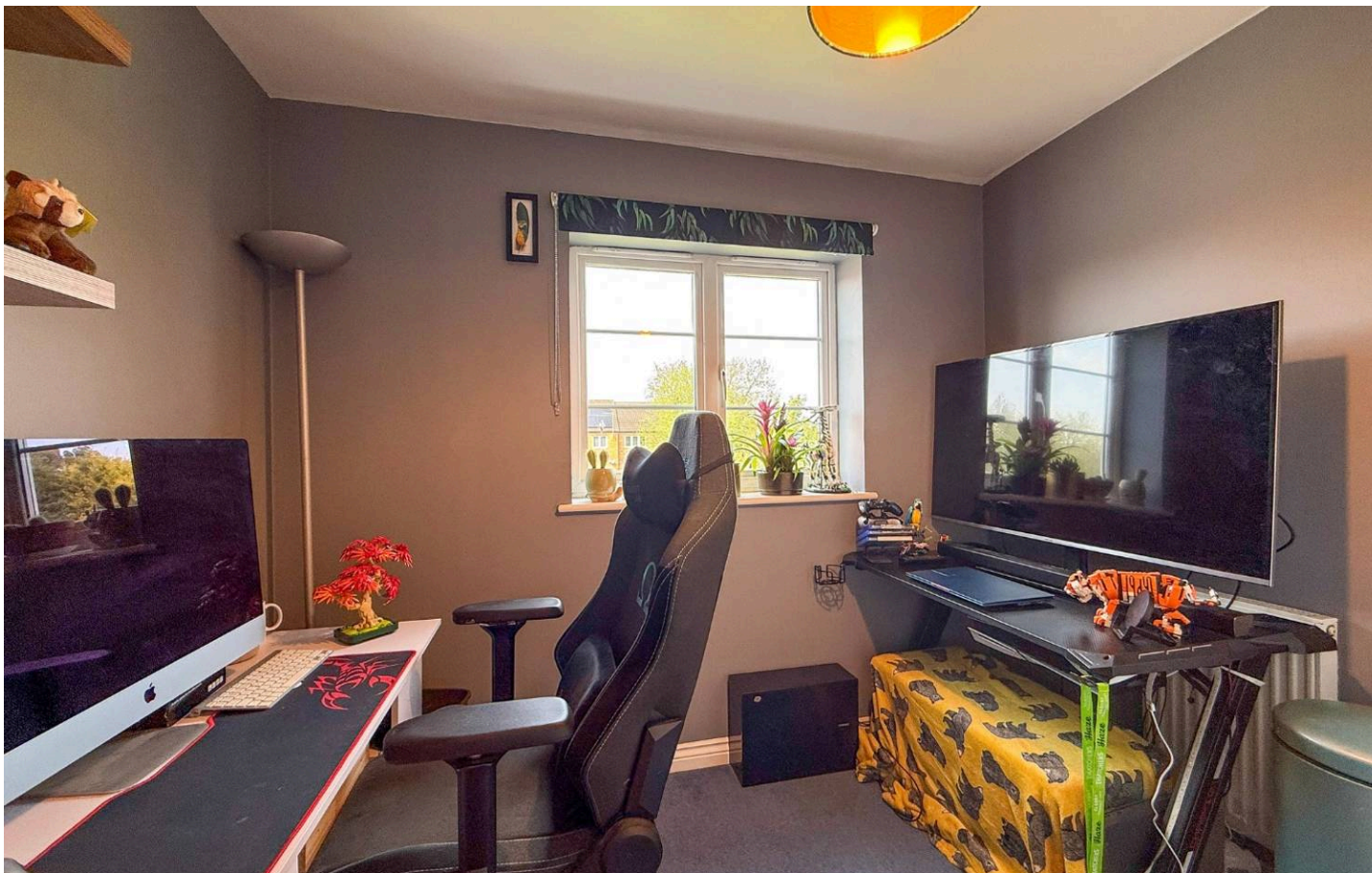
Square Footage

The square footage for this property is approximately 738 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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

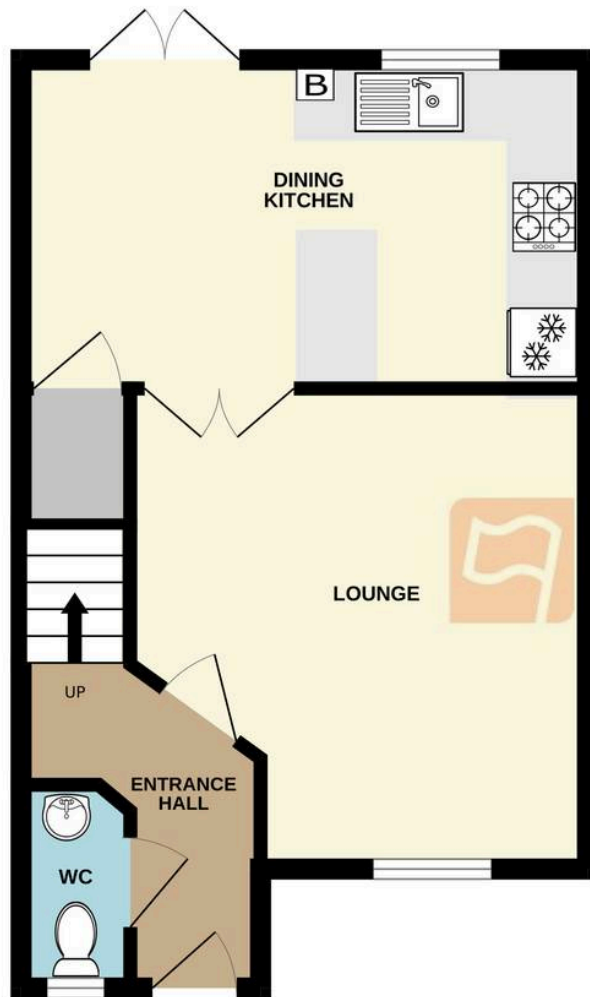
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

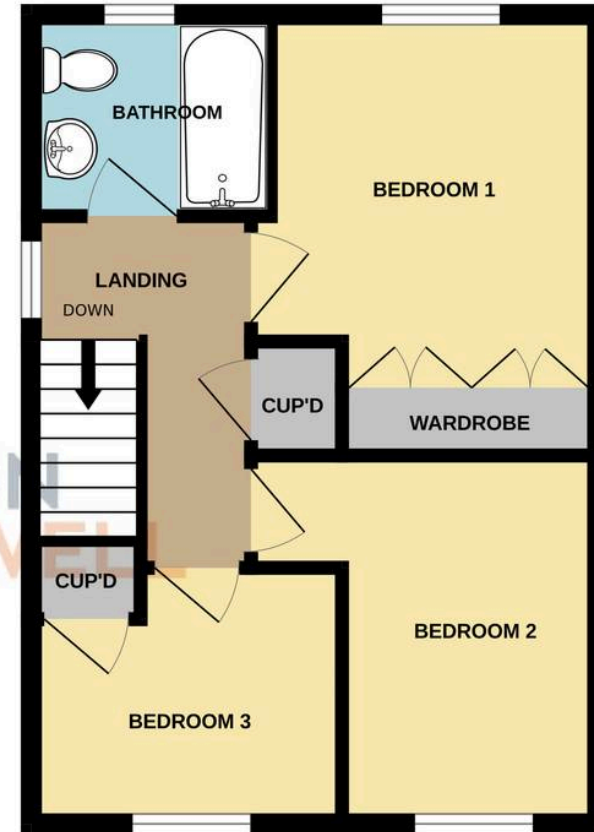
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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





Newton Fallowell

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