



Eton Avenue, Newark

3 1 2 4 D.

OLIVER REILLY



Eton Avenue, Newark

Guide Price £150,000 - £160,000

- SPACIOUS END TERRACE HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- MODERNISATION REQUIRED
- ENCLOSED LOW-MAINTENANCE GARDEN
- POTENTIAL TO MAKE YOUR OWN MARK
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED GARAGE & GATED DRIVEWAY
- uPVC Double Glazing & Gas Central Heating
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £150,000 - £160,000. ONE TO MAKE YOUR OWN...!

WHAT A FIND... This extremely well-proportioned end terrace home offers an abundance of space and potential, combined for you to STEP INSIDE and INJECT YOUR OWN PERSONALITY!

This spacious residence is situated close to the Town Centre. Surrounded by an array of excellent on-hand amenities and transport links. Ready and waiting for you to cosmetically bring this house back to life!

The excellent sized layout comprises: Entrance hall, a large DUAL-ASPECT living room and a separate dining room, OPEN-PLAN through to a fitted kitchen.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS, a shower room and separate W.C.

Externally, the property occupies a lovely corner plot position. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR DRIVEWAY. Leading into a DETACHED SINGLE GARAGE. The low-maintenance rear garden is fully enclosed and leaves much to the imagination for you to design to your own taste.

Further benefits of this sizeable home include uPVC double glazing and gas fired central heating.

If you're searching a PERFECT PROJECT. Then look no further...! This is the one for you!

Marketed with ****NO ONWARD CHAIN!!****



ENTRANCE HALL:	5'6 x 3'5 (1.68m x 1.04m)
LARGE LIVING ROOM:	19'10 x 11'11 (6.05m x 3.63m)
DINING ROOM:	11'4 x 8'8 (3.45m x 2.64m)
KITCHEN:	10'8 x 7'10 (3.25m x 2.39m)
FIRST FLOOR LANDING:	8'6 x 7'2 (2.59m x 2.18m)
Max measurements provided.	
MASTER BEDROOM:	11'2 x 10'10 (3.40m x 3.30m)
BEDROOM TWO:	13'10 x 8'2 (4.22m x 2.49m)
BEDROOM THREE:	8'7 x 8'2 (2.62m x 2.49m)
FIRST FLOOR SHOWER ROOM:	7'4 x 5'6 (2.24m x 1.68m)
SEPARATE FIRST FLOOR W.C:	5'5 x 2'7 (1.65m x 0.79m)
DETACHED SINGLE GARAGE:	18'1 x 9'2 (5.51m x 2.79m)
Of detached concrete construction. Accessed via a manual up/ over garage door, with a window to the rear elevation.	

EXTERNALLY:

The front aspect provides dropped kerb vehicular access onto a wrought-iron gated MULTI-CAR concrete driveway. Ensuing AMPLE OFF-STREET PARKING. Giving access into the detached garage. The front garden is well-appointed and of general low-maintenance, with fenced side boundaries and a concreted fenced front boundary, with a personnel wrought-iron gate, leading to the front door. The rear garden leaves much to the imagination and provides a concrete pathway, external security light, a garden shed and fully fenced boundaries.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 907 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D' (63)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a highly sought-after residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well-known shops, public houses, boutiques, restaurants and attractions in the town with the marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

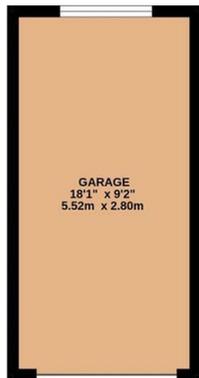
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



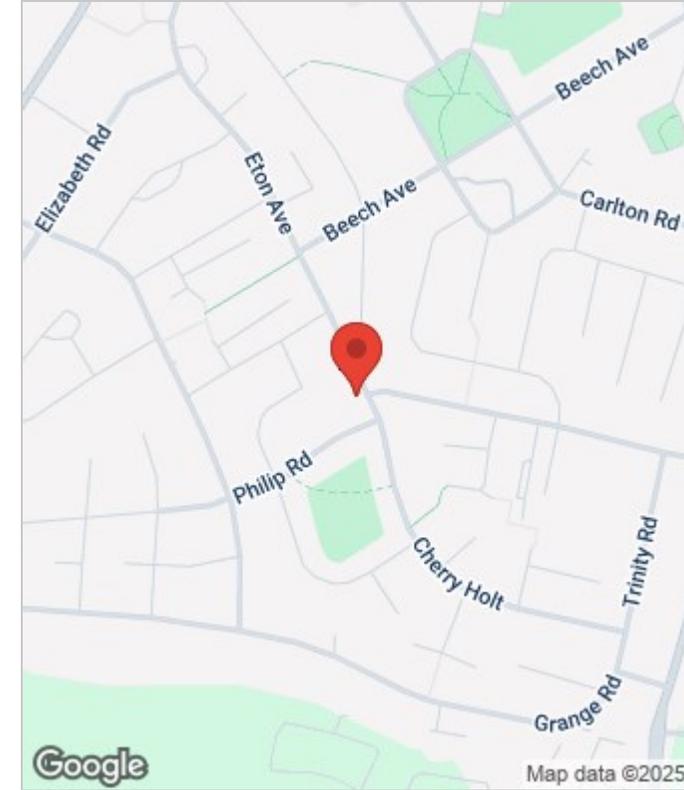




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

