



Cavendish Avenue, Newark

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OLIVER REILLY



# Cavendish Avenue, Newark

Offers in excess of £150,000

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERN FIRST FLOOR BATHROOM
- OFF-STREET PARKING & SCOPE FOR A GARAGE (STPP)
- uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM & DINING KITCHEN
- WELL-APPOINTED ENCLOSED GARDEN
- POTENTIAL TO ADAPT & IMPROVE
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'

## THE PERFECT FAMILY HOME...!

Come and view this spacious semi-detached family-sized home. Poised and ready for you to inject your own personality and cosmetically enhance. The property is closely situated to Newark Town Centre. Conveniently set for ease of access to an array of amenities, popular schools and excellent transport links. This highly regarded home is set on a tree-lined residential street and enjoys a bright and airy internal layout, comprising: Entrance hall, a large DUAL-ASPECT living room and a dining kitchen. The first floor hosts a modern three-piece bathroom and THREE GENEROUS BEDROOMS. Externally, the vast degree of space continues. Captivated by a well-appointed, fully enclosed WEST FACING rear garden. Enjoying an extensive paved patio. The front aspect is welcomed by a driveway, with a walled front garden, which could be utilised into additional parking space. If required. Further benefits of this warm and welcoming family home include uPVC double glazing throughout and gas fired central heating, via a back boiler. This could be THE ONE FOR YOU... There is defiantly more than meets the eye here! Step inside and see for yourself!



### ENTRANCE HALL: 6'9 x 5'9 (2.06m x 1.75m)

Accessed via an obscure uPVC front entrance door. Providing laminate flooring, carpeted stairs rising to the first floor, a ceiling light fitting, double panel radiator, double fitted cupboard. Giving access to the electricity meter. With fitted shelving. Access into the dining kitchen and living room.

### LARGE LIVING ROOM: 19'10 x 11'5 (6.05m x 3.48m)

A generous DUAL-ASPECT reception room Providing complementary exposed wooden flooring, two ceiling light fittings, three wall light fittings, a single panel radiator, stylish vertical radiator, heat alarm, five double power sockets and a TV point. Central feature fireplace. Housing an inset back boiler and (non-working) gas fire with a raised hearth and decorative wooden surround. uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation. Opening out into the garden. Max measurements provided.

### DINING KITCHEN: 12'6 x 9'11 (3.81m x 3.02m)

A well-proportioned space. Providing beech laminate flooring. The kitchen space holds great scope to be re-modelled and currently brodies a fitted base unit with inset stainless steel sink with mixer tap and drainer. Provision for a freestanding gas cooker with a modern wall-mounted extractor hood above. Provision for a fridge freezer and plumbing/ provision for a washing machine. Sufficient space for a dining table. Double panel radiator, ceiling light fitting. Two uPVC double glazed windows to the side elevation. Open access into an under-stairs pantry space. Housing the electrical RCD consumer unit and a uPVC double glazed window to the side elevation. An obscure uPVC double glazed external door in the kitchen, leads out into the garden.

### FIRST FLOOR LANDING: 12'4 x 3'2 (3.76m x 0.97m)

With carpeted flooring, a single panel radiator, two ceiling light fittings, uPVC double glazed window to the side elevation and a loft hatch access point. Accessed via a pull-down ladder. Providing power and extensive storage space. Offering excellent potential to be utilised further. Subject to relevant permissions being met. The landing gives access into the family bathroom and all three WELL-PROPORTIONED bedrooms.

### MASTER BEDROOM: 11'5 x 10'2 (3.48m x 3.10m)

A well-appointed DOUBLE bedroom. Providing majority carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

### BEDROOM TWO: 11'5 x 9'2 (3.48m x 2.79m)

A further DOUBLE bedroom. Providing carpeted flooring, a double panel radiator, ceiling light fitting. uPVC double glazed window to the rear elevation. Overlooking the rear garden.



**BEDROOM THREE:**

9'11 x 9'2 (3.02m x 2.79m)

A well-appointed DOUBLE bedroom. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation, Overlooking the generous garden.

**FIRST FLOOR BATHROOM:**

7'1 x 7'1 (2.16m x 2.16m)

Of modern design. Providing wood-effect vinyl flooring. A panelled bath with chrome taps, electric shower facility, provision for a shower curtain and medium height wall tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome taps. A single panel radiator, recessed ceiling spotlights, medium height wall tiling and a fitted airing cupboard. Housing the hot water cylinder. Obscure uPVC double glazed window to the front elevation. Max measurements provided.

**EXTERNALLY:**

The front aspect is greeted by a concrete driveway, ensuring OFF-STREET PARKING. The front garden is laid to lawn, with scope to be adapted into additional parking space, if required. There is a low-level walled front boundary and a paved pathway, leading to the front entrance door. A wooden left side access gate opens into the well-appointed, fully enclosed WEST FACING rear garden. Predominantly laid to lawn. Hosting an extensive paved patio, provision for a large garden shed, external security light, fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, vi a aback boiler 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.

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

**Approximate Size: 812 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'E' (54)**

**Local Information & Amenities:**

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.5 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train 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.

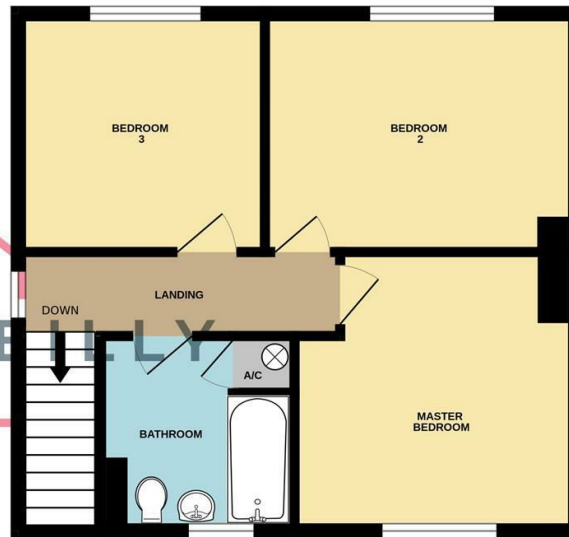




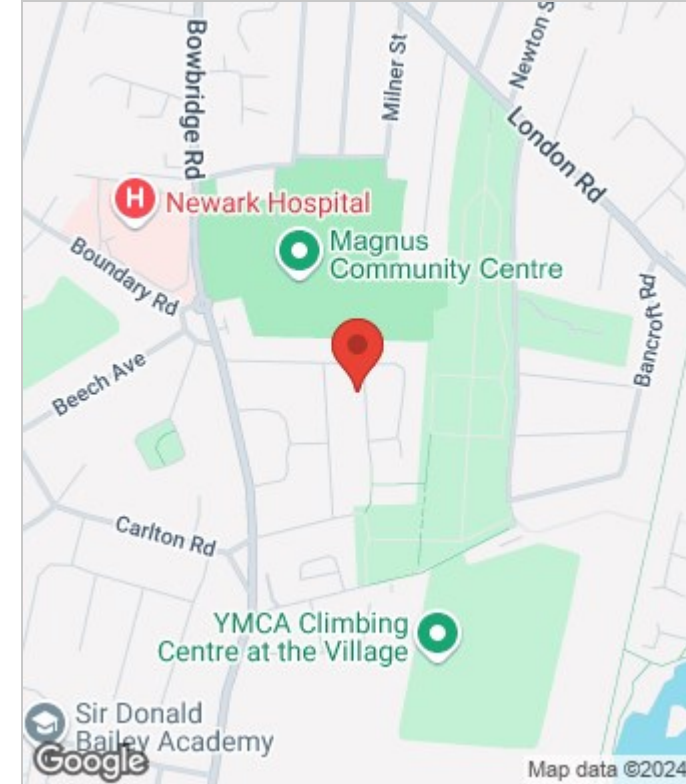
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	