



Rufford Avenue, Newark

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OLIVER REILLY



Rufford Avenue, Newark

Offers in excess of £240,000

- LOVELY SEMI-DETACHED HOME
- THREE BEDROOMS
- LARGE LOUNGE WITH LOG BURNER
- WALKING DISTANCE TO TOWN CENTRE
- WELL-APPOINTED PRIVATE GARDEN
- POPULAR 'VICKERS' DESIGN
- TWO RECEPTION ROOMS & CONSERVATORY
- EXTERNAL W.C, UTILITY & OUTBUILDING
- MULTI-CAR DRIVEWAY & LARGE GARAGE
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D'



ENTRANCE HALL: 6'1 x 5'6 (1.85m x 1.68m)
 Accessed via a composite front entrance door. With wood-effect laminate flooring. Carpeted stairs rising to the first floor. Ceiling light fitting. Access into the dining room and living room.

GENEROUS LIVING ROOM: 16'3 x 12'7 (4.95m x 3.84m)
 A sizeable reception room, with carpeted flooring, a ceiling light fitting, picture rails, a double panel radiator, a central feature fireplace. Housing an inset log burner with a raised stone hearth. feature walk-in bay window with uPVC double glazed windows to the front elevation. Max measurements provided, into bay-window.

DINING ROOM: 13'3 x 9'8 (4.04m x 2.95m)
 With continuation of the wood-effect laminate flooring from the entrance hall, central ceiling light fitting, double panel radiator. Useful walk-in under stairs storage cupboard with light fitting and access to the gas meter/electrical RCD consumer unit. Internal double doors open into the conservatory. Open-access through to the fitted kitchen.

KITCHEN: 10'1 x 5'8 (3.07m x 1.73m)
 With continuation of the wood-effect laminate flooring. Providing a range of complementary wood-effect wall and base units with laminate roll-top work surfaces over and red bevelled wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and stainless steel extractor hood above. Provision for a freestanding fridge freezer. Ceiling light fitting. uPVC double glazed window to the rear elevation.

CONSERVATORY: 9'5 x 9'0 (2.87m x 2.74m)
 Of part brick and uPVC construction with a pitched poly-carbonate roof. With laminate wood-effect flooring and a central ceiling light fitting. uPVC double glazed windows to the side and rear elevations with an external uPVC double glazed side door leading into the rear garden.

FIRST FLOOR LANDING: 8'6 x 5'9 (2.59m x 1.75m)
 With carpeted flooring, an open-spindle balustrade with hand rail, ceiling light fitting and loft hatch access point. The landing leads into the family bathroom and all three bedrooms.

MASTER BEDROOM: 16'3 x 11'3 (4.95m x 3.43m)
 A VERY GENEROUS DOUBLE BEDROOM with carpeted flooring, a central ceiling light fitting and large low level double panel radiator. uPVC double glazed window to the front elevation.

BEDROOM TWO: 11'6 x 8'2 (3.51m x 2.49m)
 A further DOUBLE BEDROOM with carpeted flooring, a central ceiling light fitting, large low-level double panel radiator. uPVC double glazed window to the rear elevation.

BEDROOM THREE: 7'9 x 7'9 (2.36m x 2.36m)
 A WELL-PROPORTIONED Bedroom with carpeted flooring, a double panel radiator and uPVC double glazed window to the side elevation.

A HOME TO BE PROUD OF...!

We welcome you to this eye-catching semi-detached 'Vickers' built home. Conveniently situated within walking distance to Newark Town Centre. Boasting ease of to the A46 and A1. Despite the central position the property promises a quiet residential position, hosting a lovely copious layout. Immediately set to FEEL LIKE HOME... from the moment you step inside!

The well-proportioned accommodation comprises: Inviting entrance hall, spacious bay-fronted lounge with a log burner, separate dining room OPEN-PLAN through to a modern fitted kitchen and delightful conservatory.

The first floor provides THREE BEDROOMS and a contemporary three-piece bathroom.

Externally, the large frontage ensures AMPLE OFF-STREET PARKING via a tarmac driveway, with access into a SINGLE GARAGE. Providing an electric roller door, power and lighting. There is an attached external W.C, utility room and useful outbuilding. The private, well-appointed and BEAUTIFULLY MAINTAINED rear garden ensures a strong degree of tranquility, promoted further by a paved outdoor seating area.

Further benefits of this attractive and IMPECCABLY PRESENTED residence include uPVC double glazing and gas fired central heating.

CREATE YOUR NEXT CHAPTER!!... Inside this bright and beautiful home... PRIMED AND READY for your immediate appreciation!





BATHROOM: 10'3 x 4'2 (3.12m x 1.27m)
 Of attractive contemporary design. With tiled flooring, a low level W.C with push-button flush, a white ceramic wash hand basin with chrome mixer tap and partial walled tiled splash backs. Inset to a fitted vanity storage unit. A panelled bath with chrome mixer tap, shower facility above, wall mounted clear glass shower screen and floor to ceiling white wall tiled splash backs. Chrome heated towel rail and an obscure uPVC double glazed window to the rear elevation.

SINGLE GARAGE: 17'3 x 9'5 (5.26m x 2.87m)
 Accessed via an electric roller garage door. Providing power and lighting. Obscure windows to the side elevation. A left sided personal door opens to the rear garden.

EXTERNAL UTILITY ROOM: 9'8 x 9'6 (2.95m x 2.90m)
 Providing power and lighting. With plumbing/provision for an under counter washing machine with work surfaces over. Max measurements provided.

OUTBUILDING: 4'7 x 3'6 (1.40m x 1.07m)
 With power and lighting. Providing useful external storage space.

EXTERNALLY:
 The front aspect offers a GENEROUS MULTI-CAR TARMAC DRIVEWAY, with low level walled frontage and brick pillared entrance. The property's front forecourt is of general low maintenance and predominantly gravelled, which could be used for further off-street parking. There is access into the single garage and to the front entrance door. A secure side passageway between the front door and the garage leads to the rear garden, with personal access into the garage, outside W.C, external utility room and outbuilding. The well-appointed rear garden is predominantly laid to lawn, with an array of mature planted shrubs and bushes combined with slate shingled borders. There is a large paved patio with seating area and a small pergola. 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 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: 963 Square Ft.
 Measurements are approximate and for guidance only. This does not include the garage and outbuildings. 1,293 square ft is the inclusive measurement.

Tenure: Freehold . Sold with vacant possession.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (64)
 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 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 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

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.

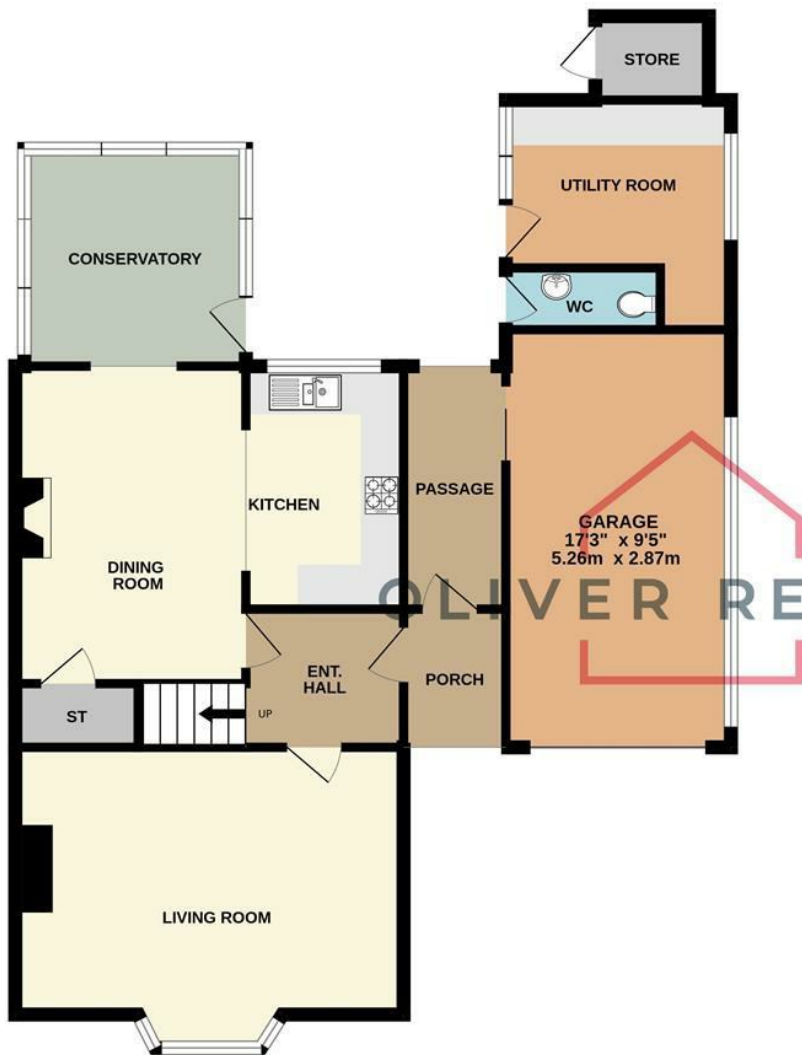
Viewing Arrangements:
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

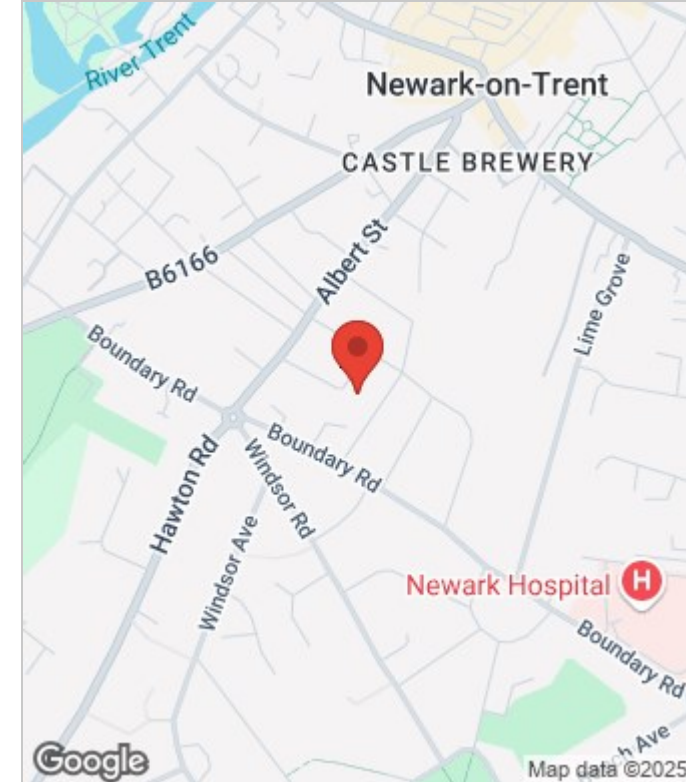




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	