



Cludd Avenue, Newark

3 1 1 C

OLIVER REILLY



DON'T TAKE LIFE TOO SERIOUSLY.
NOBODY GETS OUT ALIVE ANYWAY.

Cludd Avenue, Newark

- MODERN END TERRACE HOME
- LOVELY CUL-DE-SAC SETTING
- CONTEMPORARY DINING KITCHEN
- GENEROUS PLOT- DELIGHTFUL FRONT & REAR GARDENS
- EASE OF ACCESS TO TOWN CENTRE & ONTO MAIN ROADS
- THREE BEDROOMS
- GENEROUS LIVING ROOM & CONSERVATORY
- GF W.C & FIRST FLOOR BATHEOOM
- DRIVEWAY & LARGE SINGLE GARAGE
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'

MOVE-IN READY AND WAITING FOR YOU!...

Prepare to fall in love with everything associated with this charming contemporary end terrace GEM! Peacefully tucked away at the head of a delightfully desirable modern-day cul-de-sac. Convenient for imminent access onto the A1, A46 and to Newark Town Centre. This popular residential location hosts an abundance of complementary green spaces, play parks and is set in catchment for the hugely popular CODDINGTON CoFe PRIMARY SCHOOL.

This SPACIOUS, SPLENDID and STYLISH family-sized home should be set to the top of your list! Promising a thoughtfully designed and free-flowing internal layout, comprising: Entrance hall, a ground floor W.C, a generous living room, MODERN DINING KITCHEN and a lovely conservatory with French doors out to a secluded seating area.

The first floor landing hosts a three-piece family bathroom and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property prides itself on a secluded and SIZEABLE PLOT! Greeted with a tarmac driveway and DETACHED SINGLE GARAGE. Equipped with an EV charger, power and lighting.

There is a lovely and private front garden. Equally matched by a WONDERFUL REAR GARDEN. Promising a perfect external escape that offers enjoyment for the whole family.

Additional benefits of this attractive residence include majority uPVC double glazing, cavity wall insulation and gas central heating.

Make the most of MODERN FAMILY LIVING!... Ready and waiting for your instant appreciation!



Guide Price £220,000



ENTRANCE HALL:	6'5 x 3'2 (1.96m x 0.97m)
GROUND FLOOR W.C:	6'5 x 2'7 (1.96m x 0.79m)
GENEROUS LIVING ROOM: Max measurements provided.	15'9 x 14'7 (4.80m x 4.45m)
KITCHEN/DINER:	14'7 x 8'3 (4.45m x 2.51m)
CONSERVATORY: Of uPVC construction with a pitched poly-carbonate roof, with insulation and internal PVC panelling. Providing wood-effect vinyl flooring, a ceiling light fitting, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out to a lovely paved seating area, in the private enclosed garden.	10'3 x 9'6 (3.12m x 2.90m)
FIRST FLOOR LANDING:	8'1 x 6'10 (2.46m x 2.08m)
MASTER BEDROOM:	13'5 x 8'3 (4.09m x 2.51m)
BEDROOM TWO:	10'7 x 8'3 (3.23m x 2.51m)
BEDROOM THREE: Max measurements provided.	10'3 x 6'11 (3.12m x 2.11m)
FAMILY BATHROOM:	6'3 x 5'6 (1.91m x 1.68m)
SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power and lighting.	17'8 x 8'7 (5.38m x 2.62m)

EXTERNALLY:

This lovely end terrace home is peacefully positioned in an un-detected part of a popular cul-de-sac. Conveniently set for access to main roads and amenities. The front aspect provides a paved pathway up to the entrance door, with external wall light. The lovely well-maintained front garden is predominantly laid to lawn and enhanced by complementary planted borders. There is a SINGLE GARAGE and tarmac driveway in front of the house.

The right side aspect has a paved pathway with fenced boundary, leading down to a side personal gate. Opening through to a LARGE & LOVELY PRIVATE REAR GARDEN. Predominantly laid to lawn, with attractive planted borders and a mature Willow tree. There is a delightful paved seating/ entertainment area, directly accessed via the uPVC double glazed French doors in the conservatory. There are fenced side and rear boundaries, all retaining a high-degree of privacy.



Approximate Size: 825 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing. This excludes the front door and obscure wooden window in the ground floor W.C.

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 on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' 69)

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 with ease of access onto the A1 and A46. 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. 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 an 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.

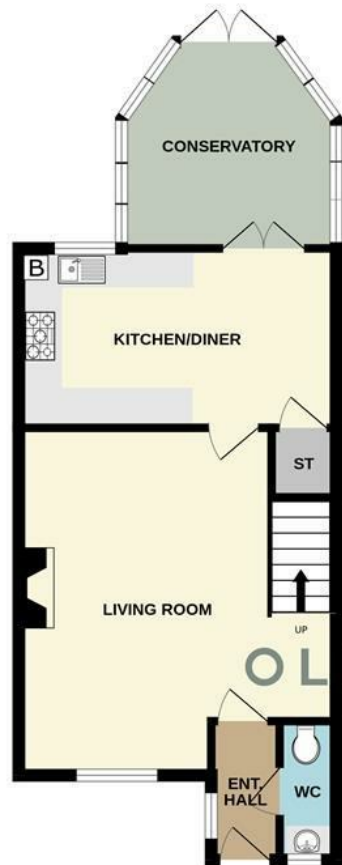
Draft Details-Awaiting Approval:

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.





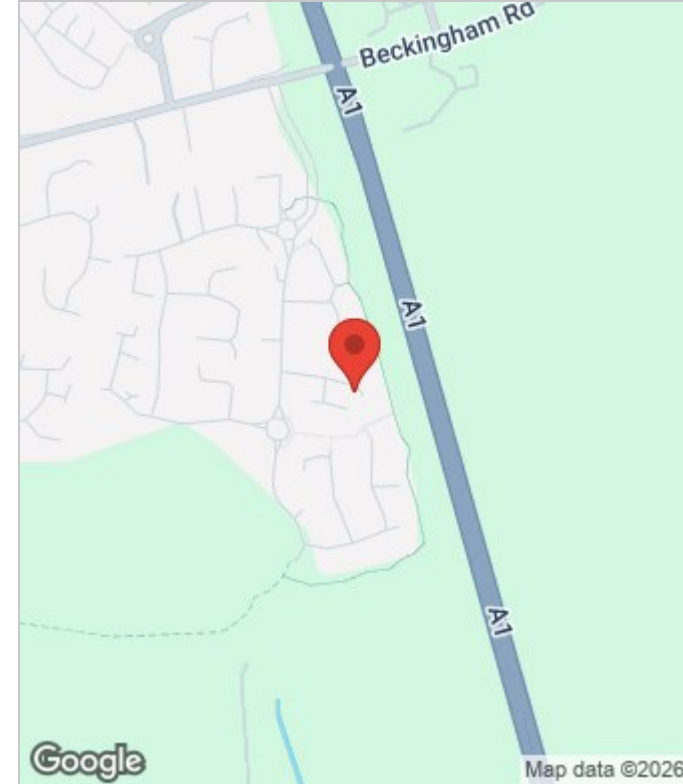
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 