



16 Rufford Avenue

Newark, NG24 4BD



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£220,000

Set on a sought-after tree-lined street, just a stroll from the many amenities of Newark town centre, this traditional bay-fronted semi-detached home offers character, comfort, and convenience in equal measure. The welcoming entrance hall leads to a front living room, where the charming bay window incorporates a feature window seat – a perfect spot to relax and watch the world go by. To the rear, the spacious kitchen diner features a large cooker and includes both a pantry cupboard, useful under-stair storage and a door opening directly onto the garden for easy indoor-outdoor living. Upstairs, three well-proportioned bedrooms are served by a bathroom fitted with a white suite and an electric shower over the bath. Outside, the property benefits from parking to the side, a low-maintenance front garden, and an enclosed rear garden laid mainly to lawn, offering a private space for outdoor enjoyment. Combining traditional style with an excellent location, this is a home with warmth and potential in one of Newark's most desirable settings.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre.



The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

ENTRANCE HALL

With door, picture rail, stairs to the first floor, radiator, and doors to the kitchen diner and living room.

LIVING ROOM

With uPVC double glazed bay window to the front with window seat and a radiator.

KITCHEN DINER

Fitted with a range of wall and base units with a worksurface incorporating a sink unit. Large freestanding cooker with fitted large stainless steel extractor hood, undercounter spaces for a washing machine and tumble dryer and space for a freestanding fridge freezer. Radiator, tiled splashbacks, built-in pantry cupboards, under-stair storage cupboard, windows to the side, uPVC double glazed windows and door leading to the garden at the rear.

LANDING

With doors to the bedrooms and bathroom.

BEDROOM ONE

With uPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO

With uPVC double glazed window to the rear elevation and a radiator.

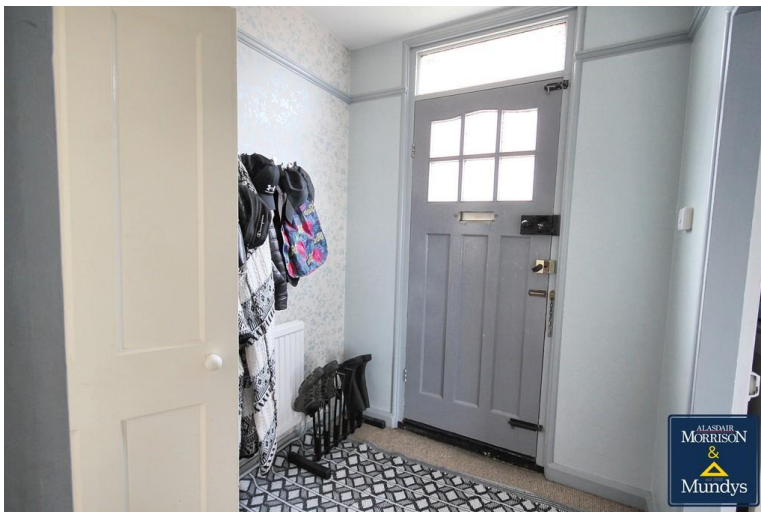


BEDROOM THREE

With uPVC double glazed window to the side elevation and a radiator.

BATHROOM

Fitted with a white three-piece suite comprising a low-level WC, panelled bath with an electric shower over and pedestal wash hand basin. Tiled splashbacks, radiator, extractor, access to the loft and built-in storage cupboard and uPVC double glazed opaque window to the rear elevation.



OUTSIDE

There is a gravelled garden to the front and driveway to the side, providing off street parking. Gated access at the side leads to an enclosed garden which is predominantly lawned with a patio area, raised beds, outside tap and shed.



WEBSITE

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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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