



## 29 Lavender Way

Newark, NG24 2PJ



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**£185,000**

An ideal opportunity for first time buyers and investors alike, this modern end of terrace Townhouse is ready to move into and well presented throughout. The property benefits from a low maintenance, hard landscaped rear garden and a nearby garage for added convenience. The accommodation comprises a comfortable Living Room, a useful Downstairs WC, and a Kitchen/Breakfast Room with French doors opening onto the rear garden. Upstairs are two well proportioned Double Bedrooms and a Family Bathroom with a mixer shower over the bath, completing this practical and easily rentable home.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B (Newark and Sherwood DC)

**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.



## ACCOMMODATION

### LIVING ROOM

11' 9" x 12' 9" (3.6m x 3.9 m) With double glazed door, uPVC double glazed window to the front elevation, radiators, coving to the ceiling, door to the kitchen breakfast room and opening to enclosed stairs.

### WC

Fitted with a two piece suite comprising a low level WC and pedestal wash handbasin, radiator, extractor and laminate flooring.

### KITCHEN/BREAKFAST ROOM

11' 9" x 8' 10" (3.6m x 2.7m) Fitted with a range of white wall and base units for the worksurface and incorporating a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob and extractor, cupboard housing the wall mounted gas combination boiler, undercounter space and plumbing for a washing machine, space for a fridge freezer, coving to the ceiling, laminate flooring, uPVC double glazed window and front doors onto the rear garden.

### FIRST FLOOR LANDING

With coving to the ceiling, radiator, doors to the bathroom and to the two bedrooms.

### BEDROOM ONE

11' 9" x 9' 2" (3.6m x 2.8m) With uPVC double glazed window to the rear elevation, radiator and coving to the ceiling.



### BEDROOM TWO

11' 9" x 8' 2" (3.6m x 2.5m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and access to the loft.

### BATHROOM

8' 6" x 4' 11" (2.6m x 1.5m) With white fitted suite comprising a pedestal wash hand basin, low level WC, panelled bath with a mixer shower tap over, radiator and extractor.



### OUTSIDE

To the rear there is an enclosed landscaped garden with gravelled and paved patio areas, borders for plants and shrubs, a shed, outside tap and gated access leading to the garage.

### GARAGE

16' 8" x 8' 2" (5.1m x 2.5m) With an up-and-over door.

### AGENTS NOTE

Please be advised that the Tenure is Freehold, pending registration at Land Registry.





**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.n](http://mundys.n)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridgeway, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

**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**

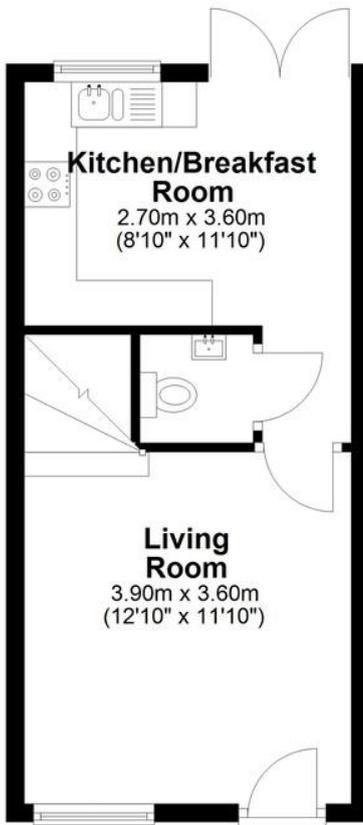
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are as accurate as possible, however they for themselves and the vendors (Lessors) for whom they act as Agents give no guarantee that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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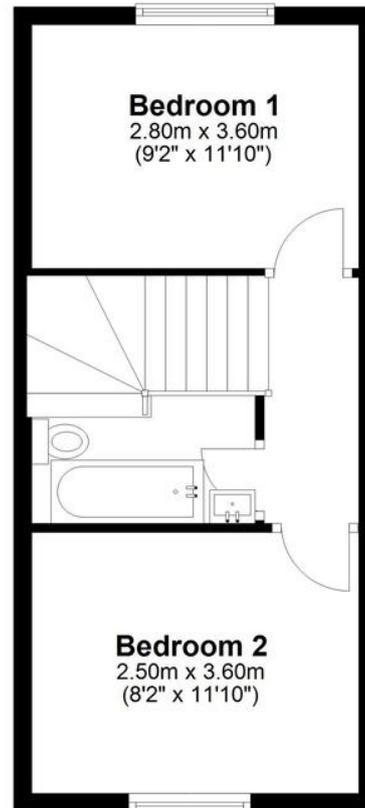
**Ground Floor**

Approx. 29.0 sq. metres (312.0 sq. feet)



**First Floor**

Approx. 29.6 sq. metres (318.9 sq. feet)



Total area: approx. 58.6 sq. metres (630.9 sq. feet)

**29 Lavender Way, Newark**

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