



EDLIN & JARVIS
ESTATE AGENTS



22 Cludd Avenue
Newark, NG24 2GL

Guide Price £210,000 to £230,000



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STYLISH TOWNHOUSE WITH FLEXIBLE LIVING

Welcome to this versatile townhouse, nestled in the highly sought-after area of Cludd Avenue, just off Beacon Hill. This home is a perfect blend of modern style and practicality, offering flexible living space ideal for a variety of needs.

Offered with no onward chain and with a guide price of £210,000 to £220,000 this property has been thoughtfully updated. Recent improvements include three brand-new bathrooms, new windows and doors in 2021, and a new gas central heating boiler installed in 2024, ensuring a comfortable and worry-free move.

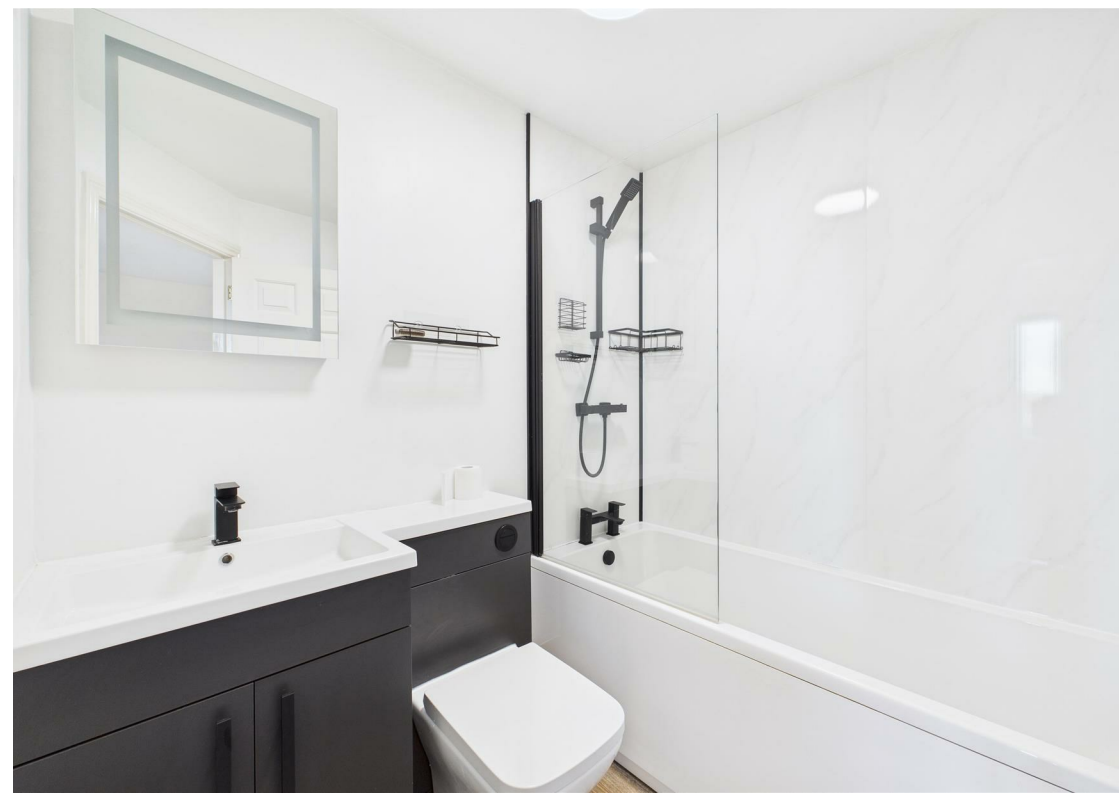
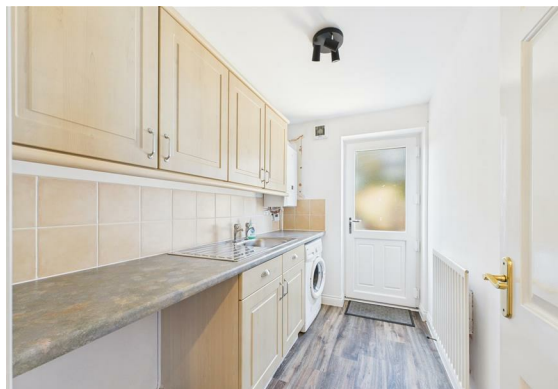
The layout of this home is designed for modern life. The ground floor offers a versatile bedroom, a utility room, and a shower room, making it an ideal space for multi-generational living or a fantastic home office.

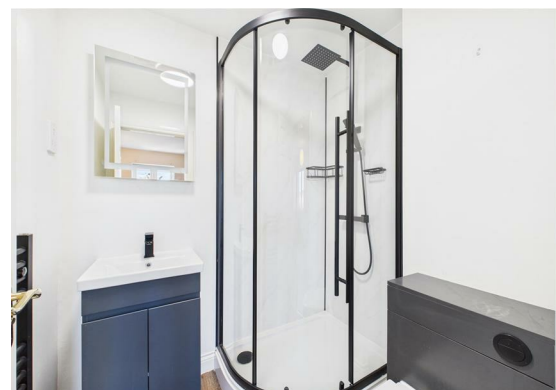
Upstairs, the first floor is the heart of the home, featuring a spacious, light, and airy lounge perfect for relaxing or entertaining. The kitchen diner provides a welcoming space for family meals. The second floor hosts two generous double bedrooms, both complete with fitted wardrobes and their own en-suite bathrooms, offering ultimate privacy and convenience.

Outside, the low-maintenance rear garden is paved and gravelled, providing a perfect spot for summer barbecues and Alfresco dining. At the front, you'll find off-road parking and access to an integral garage.

Located on the outskirts of Coddington, you'll enjoy fantastic local walks and easy access to Beacon Hill conservation area. The property is within walking distance of Coddington Primary School and benefits from excellent transport links, including the A1, A17, and A46. For commuters, Newark Northgate train station is within easy reach, with services to London King's Cross in just over an hour.

This townhouse on Cludd Avenue is a wonderful opportunity to own a comfortable and stylish home in a prime location.





Entrance Hall

Utility Room

8'6 x 5'10 (2.59m x 1.78m)

Bedroom Three

8'8 x 8'6 (2.64m x 2.59m)

Shower Room

8'8 x 2'9 (2.64m x 0.84m)

Garage

17'0 x 8'1 (5.18m x 2.46m)

First Floor

Lounge

18'2 x 14'6 (5.54m x 4.42m)

Kitchen Diner

14'6 x 10'9 (4.42m x 3.28m)

Second Floor

Bedroom One

13'6 x 12'9 (4.11m x 3.89m)

Ensuite

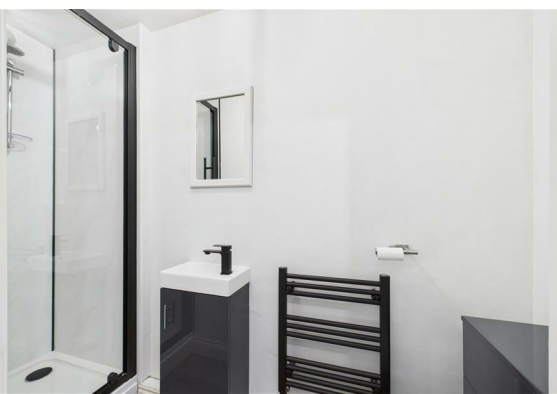
6'5 x 5'10 (1.96m x 1.78m)

Bedroom Two

14'6 x 11'1 (4.42m x 3.38m)

Ensuite

5'10 x 5'3 (1.78m x 1.60m)



Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

