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ESTATE AGENTS



19 Cludd Avenue  
Newark, NG24 2GL

Guide Price £160,000 to £170,000



## 19 Cludd Avenue

Newark, NG24 2GL

\*\*\*GREAT LOCATION FOR A FIRST TIME BUY\*\*\* Guide Price £160,000 to £170,000. Nestled on the popular location of Cludd Avenue off Beacon Hill in Newark, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned lounge diner, perfect for entertaining guests or enjoying quiet evenings.

With two double bedrooms, this residence is ideal for couples, or first time buyers looking for the ideal starter home. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose beautifully.

The bathroom is conveniently located, providing essential amenities for daily living with the added bonus of a downstairs WC.

Cludd Avenue is well-positioned, providing easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking a vibrant community atmosphere.

This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle on the edge of Newark.





**Entrance Hall**

**Kitchen**

6'6 x 7'1 (1.98m x 2.16m)

**Lounge Diner**

12'10 x 14'11 (3.91m x 4.55m)

**WC**

2'10 x 5'6 (0.86m x 1.68m)

**Landing**

**Bedroom One**

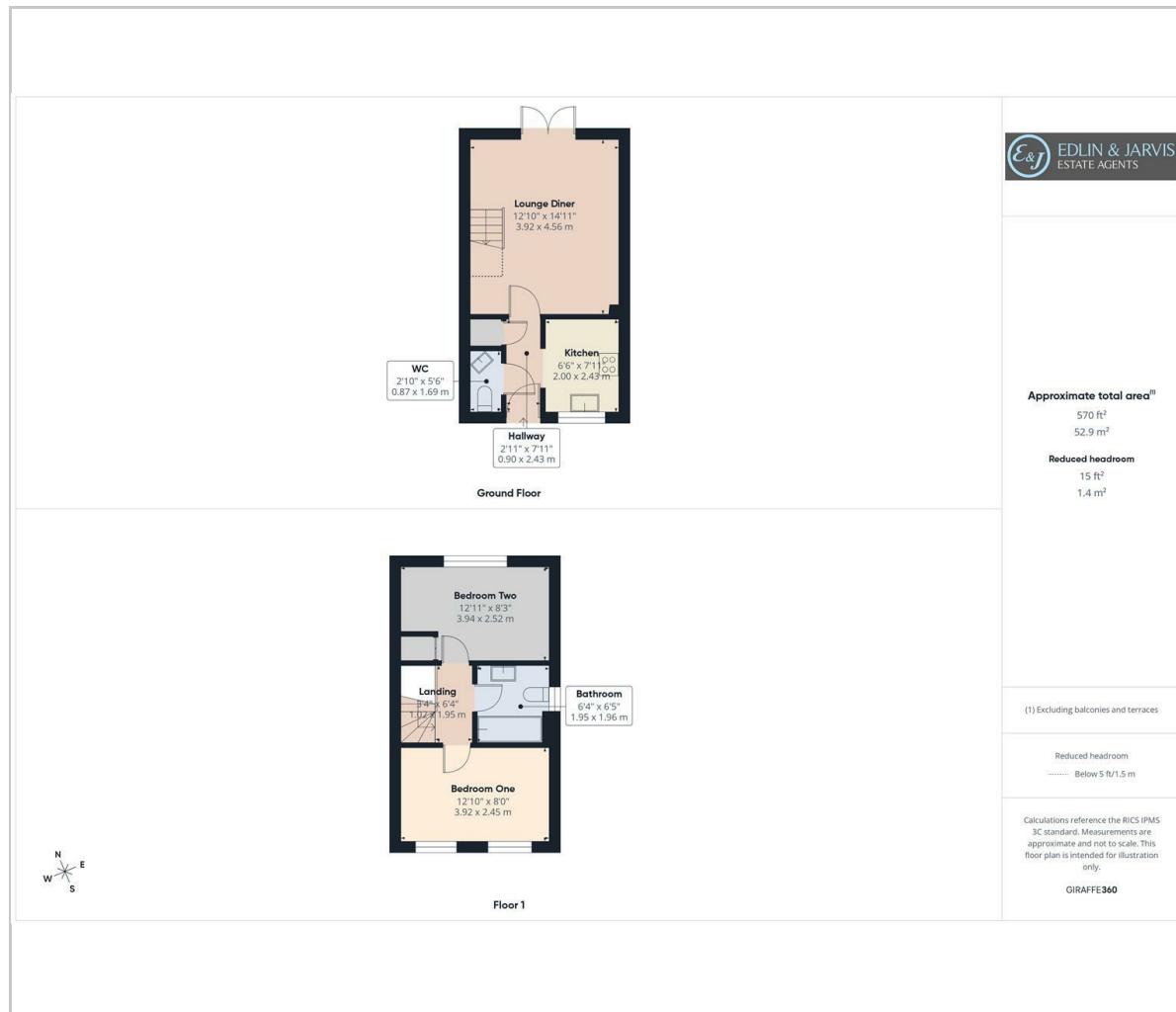
12'10 x 8'0 (3.91m x 2.44m)

**Bedroom Two**

12'10 x 8'0 (3.91m x 2.44m)



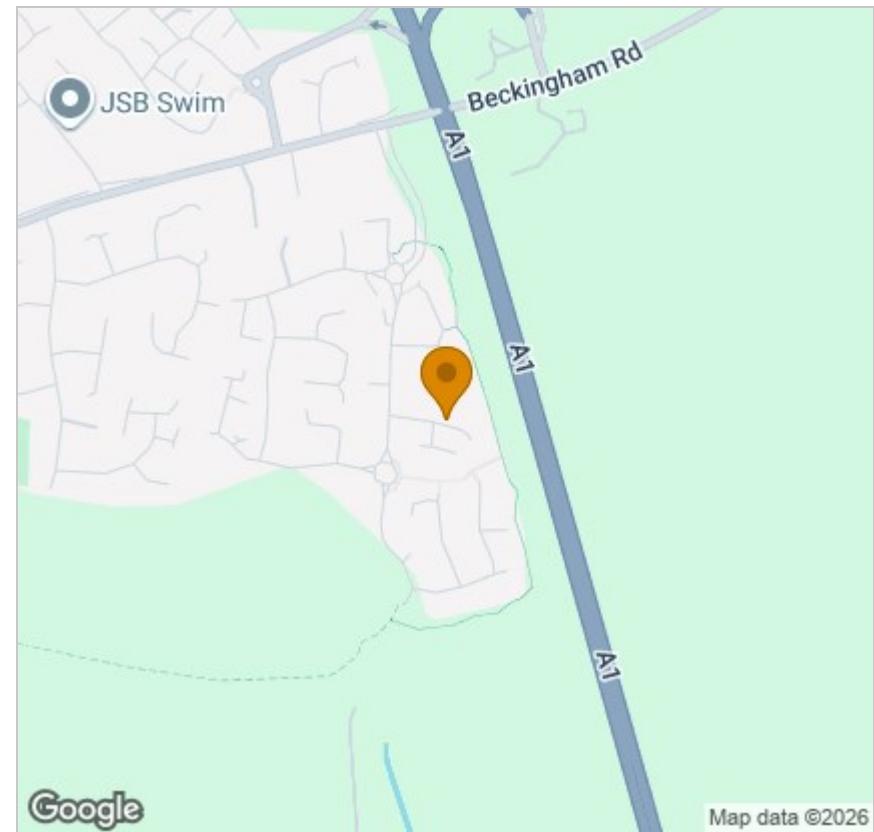
## Floor Plan



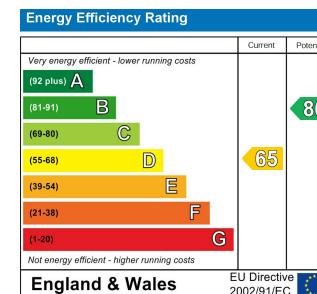
## Viewing

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

## Area Map



## Energy Efficiency Graph



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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