



EDLIN & JARVIS  
ESTATE AGENTS



30 Robert Dukeson Avenue, Newark, NG24 2FF

£170,000





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# 30 Robert Dukeson Avenue

Newark, NG24 2FF

- Two Bedroom Terraced House
- Lounge Diner
- Downstairs WC
- Gas Central Heating
- Ideal First Time Buy
- Modern Kitchen
- No Chain
- Driveway
- Enclosed Rear Garden
- Cul De Sac Location

\*\*\*IDEAL FIRST TIME BUY\*\*\*This delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

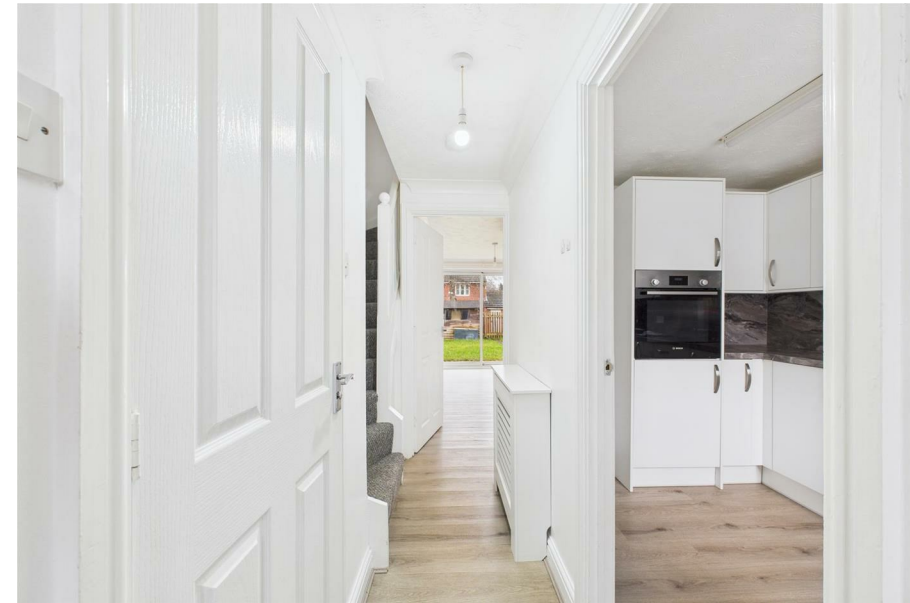
With two bedrooms, this home offers ample space for a small family or individuals looking for a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

The kitchen has recently been modernised and is perfect for home cooking.

The property benefits from gas central heating, UPVC double glazing and a downstairs WC.

Outside there is an enclosed rear garden which is laid to lawn with a paved seating area and a driveway providing off road parking to the side.

This property is positioned in a cul de sac in a popular location and has easy access to Winthorpe village where you will find beautiful country walks. Located within a popular residential area which has easy access to local amenities, schools, and good transport links to include A1, A46 & A52. Newark Northgate Train Station is approximately a mile away making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln, and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.



## Entrance Hall

## Lounge Diner

## Kitchen

## WC

## Landing

## Bedroom One

## Bedroom Two

## Bathroom

13'6 x 13'2 (4.11m x 4.01m)

10'5 x 6'11 (3.18m x 2.11m)

6'1 x 2'9 (1.85m x 0.84m)

13'2 x 9'7 (4.01m x 2.92m)

12'3 x 7'0 (3.73m x 2.13m)

6'5 x 6'3 (1.96m x 1.91m)



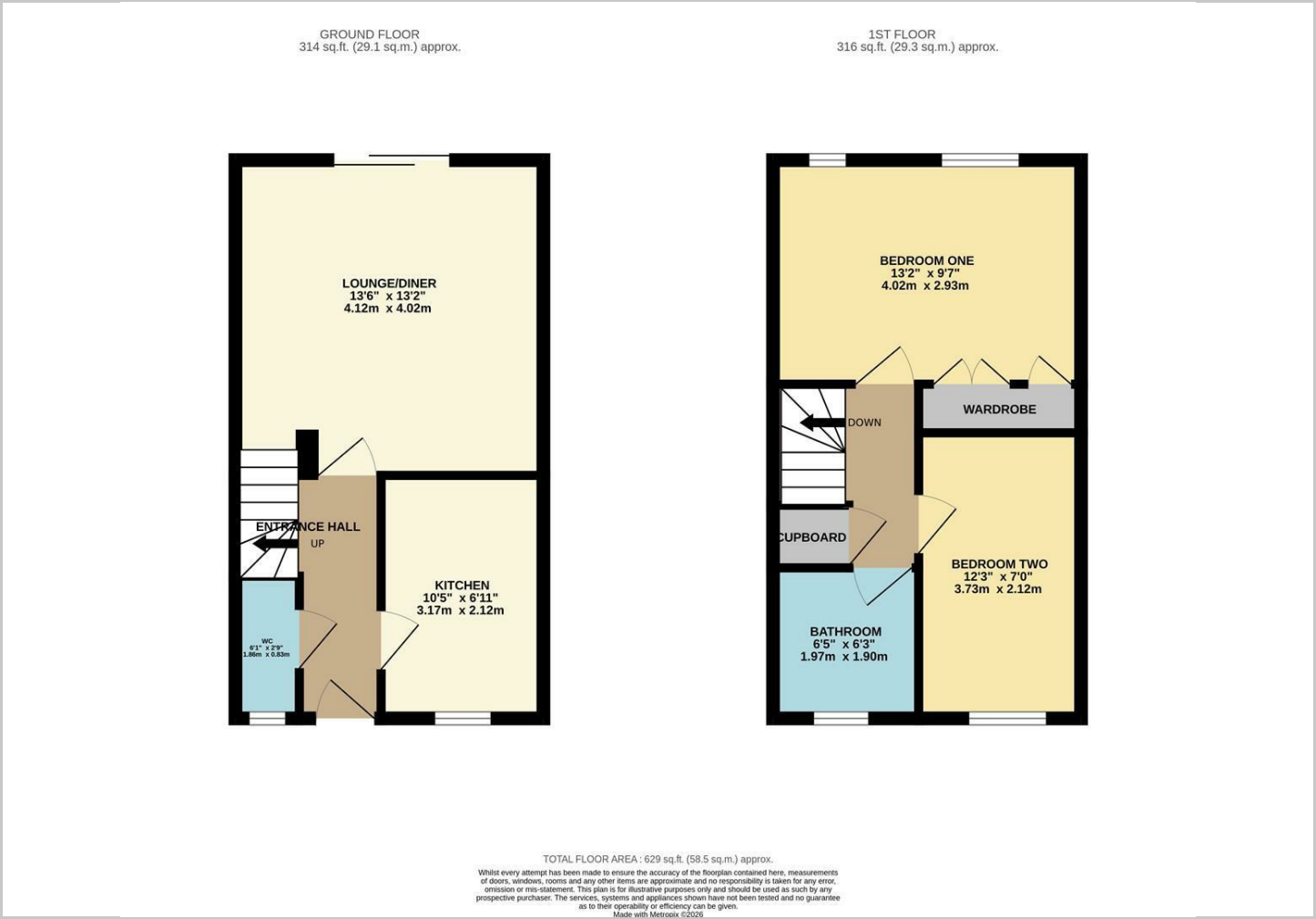


## Directions

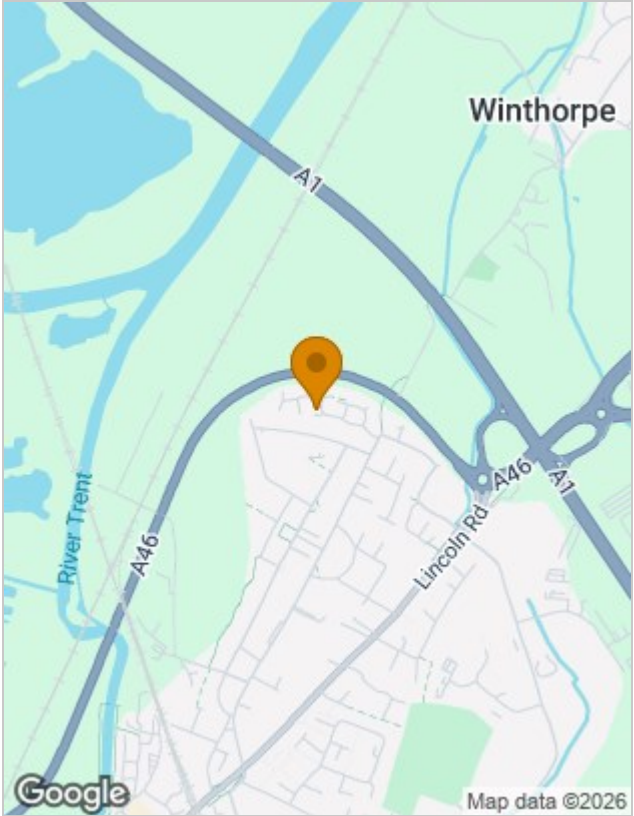




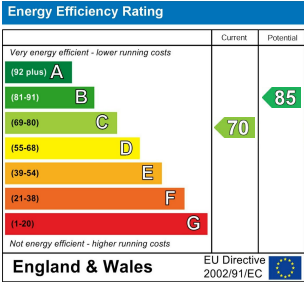
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.