

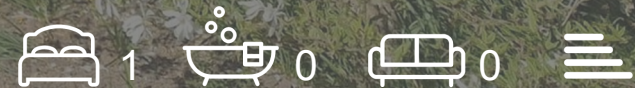


EDLIN & JARVIS  
ESTATE AGENTS



14 Pond Close, Newark, NG24 3RU

£675 Per Calendar Month





£675 Per Calendar Month

# 14 Pond Close

Newark, NG24 3RU

- MODERN COACH HOUSE
- ONE DOUBLE BEDROOM
- QUIET LOCATION
- OPEN PLAN LIIVING ROOM / KITCHEN
- FAMILY BATHROOM WITH SHOWER OVER
- CALL NOW TO ARRANGE A VIEWING

Nestled in the tranquil setting of Pond Close, Fernwood, this modern one-bedroom coach house offers a delightful living space, making it an ideal choice for individuals or couples seeking a comfortable home.

Upon entering, you will find a spacious double bedroom that provides a peaceful retreat, perfect for relaxation after a long day. The open-plan kitchen diner is a standout feature, designed to create a warm and welcoming atmosphere for both cooking and entertaining. This layout not only maximises space but also encourages a sociable environment, making it easy to host friends and family.

The property is situated in a quiet location, ensuring a serene living experience away from the hustle and bustle of city life. This peaceful setting is complemented by the convenience of local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility.

Holding Deposit - £155.76

Deposit - £778

Council Tax - A

EPC - C



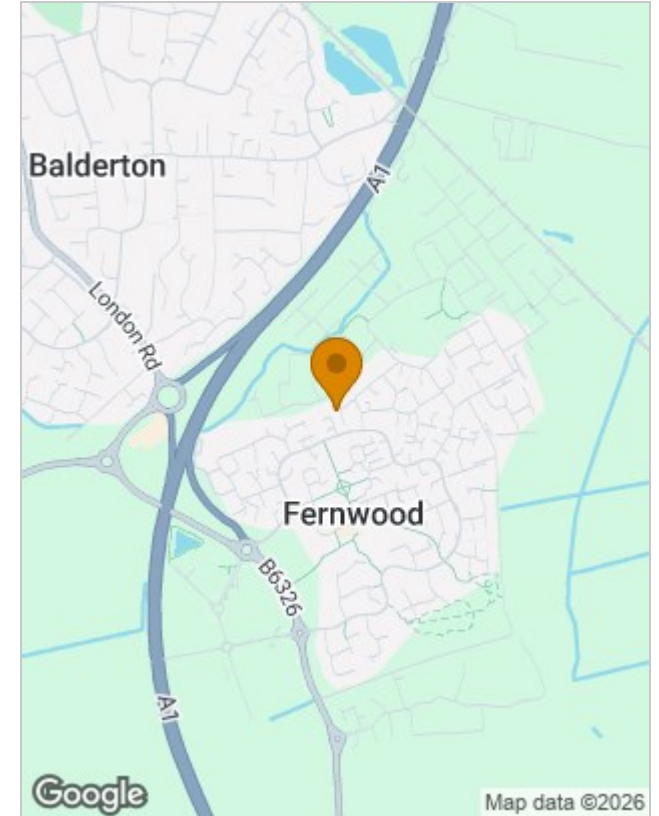
**Directions**



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Lettings 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.

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