



EDLIN & JARVIS  
ESTATE AGENTS



45 Eton Avenue, Newark, NG24 4JD

£895 Per Calendar Month





# 45 Eton Avenue

Newark, NG24 4JD

- BEAUTIFUL MODERN HOME
- SPACIOUS KITCHEN DINER
- LARGE REAR GARDEN
- TWO BEDROOMS - DREESING AREA TO BEDROOM
- OFF STREET PARKING
- A MUST VIEW!!

A spacious two-bedroom house offers a perfect blend of modern living and comfort. As you step inside, you will be greeted by a welcoming lounge that provides an ideal space for relaxation and entertaining guests. The property features a well-appointed dressing area, adding a touch of luxury to the master bedroom.

The heart of the home is undoubtedly the spacious kitchen diner, which is designed to accommodate both cooking and dining with ease. This area is perfect for family meals or hosting friends, making it a versatile space for all occasions.

Outside, the property boasts a large rear garden, providing ample room for outdoor activities, gardening, or simply enjoying the fresh air. The driveway offers convenient off-street parking, ensuring that you have easy access to your home.

This house is not just a place to live; it is a sanctuary that combines modern amenities with a warm and inviting atmosphere. Whether you are a first-time buyer or looking to downsize, this property on Eton Avenue is a wonderful opportunity to create lasting memories in a lovely neighbourhood.

Holding Deposit - £238

Deposit -£1032

Council Tax - A

EPC - D

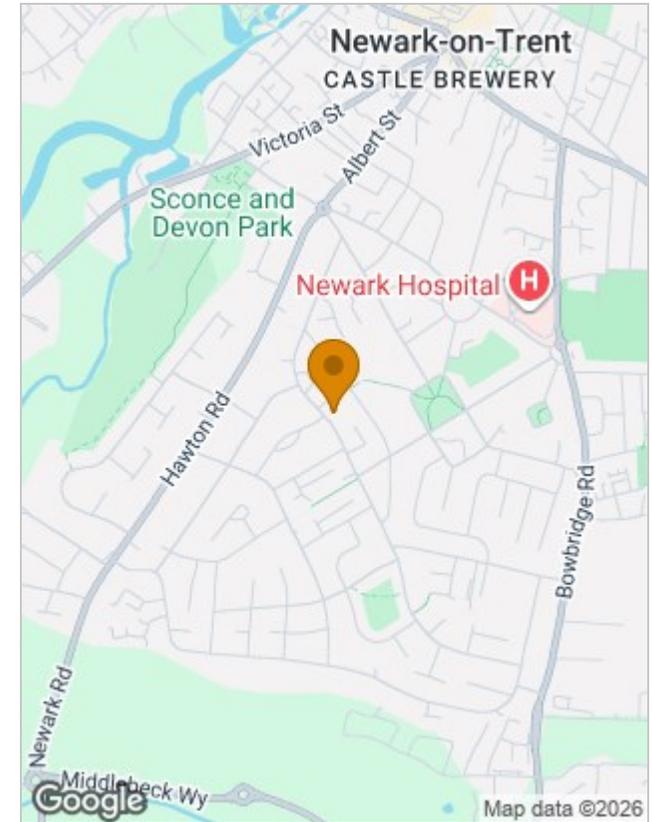
**Directions**



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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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