

EDLIN & JARVIS
ESTATE AGENTS

30 Robert Dukeson Avenue

Newark, NG24 2FF

£170,000

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***TURN KEY READY**

A well presented two-bedroom end-terraced house positioned along Robert Dukeson Avenue in Newark. Offered to the market with the distinct advantage of no upward chain, this beautiful home presents a turnkey opportunity ideally suited to first-time buyers, downsizers, or savvy investors alike.

Stepping inside, you are greeted by a welcoming entrance hall that sets a bright and inviting tone for the rest of the home. Off the hall lies a convenient downstairs WC, perfect for guests and day-to-day family living. The ground floor showcases a stylish, modern fitted kitchen with ample storage and counter space, designed for effortless meal preparation. To the rear, the expansive lounge diner acts as the heart of the home, providing a versatile social area with generous space for soft seating and dining furniture, bathed in natural light and providing seamless views out to the rear garden.

Ascending to the first floor, the landing leads to two well-proportioned bedrooms, both offering comfortable spaces for double furnishings and storage. Serving the bedrooms is a newly installed contemporary bathroom, finished to a high standard with fresh fittings and a sleek modern aesthetic.

The entire property further benefits from gas central heating and double glazing throughout, ensuring warmth, energy efficiency, and comfort year-round.

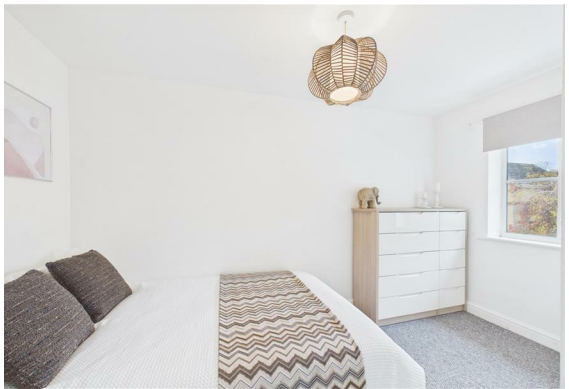
Externally, the home boasts exceptional practical appeal. To the side, a private driveway provides off-road parking for several vehicles, a rare advantage for a property of this type. The fully enclosed rear garden is designed for low maintenance and maximum enjoyment. It features a paved seating area perfectly positioned for outdoor dining, leading out onto a gravelled section, a tidy lawn area, and a garden shed for extra storage.







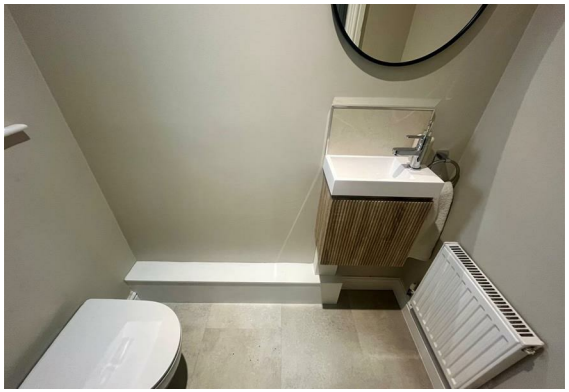
















Situated on Robert Dukeson Avenue, the property enjoys a residential setting while remaining within easy reach of Newark's vibrant historic town centre. Residents benefit from a wide selection of local amenities nearby, including everyday supermarkets, independent shops, cafes, and healthcare facilities. The location is well suited for families, falling within the catchment area of several highly regarded primary and secondary schools.

For commuters, transport links are exceptional. Both Newark Northgate and Newark Castle railway stations are quickly accessible, offering direct high-speed rail services to London King's Cross in under 75 minutes, as well as regular connections to Nottingham, Lincoln, and Leicester. Furthermore, major road networks including the A1, A46, and A52 are easily reached, granting effortless road access across the region.

Entrance Hall

Lounge Diner
13'2 x13'9 (4.01m x4.19m)

Kitchen
10'5 x 7'1 (3.18m x 2.16m)

WC
2'9 x 5'5 (0.84m x 1.65m)

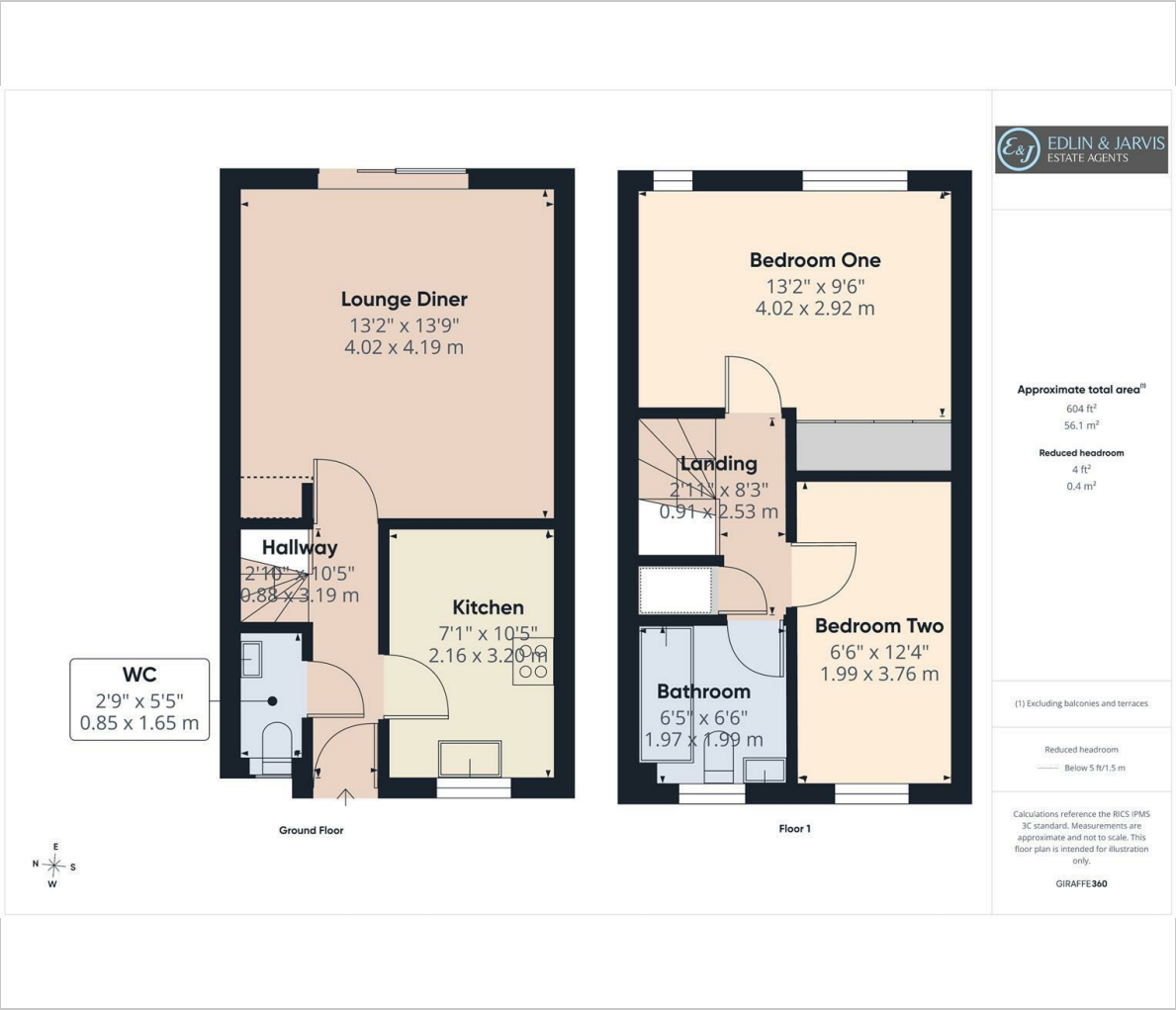
Landing

Bedroom One
13'2 x 9'6 (4.01m x 2.90m)

Bedroom Two
12'4 x 6'6 (3.76m x 1.98m)

Bathroom
6'5 x 6'6 (1.96m x 1.98m)

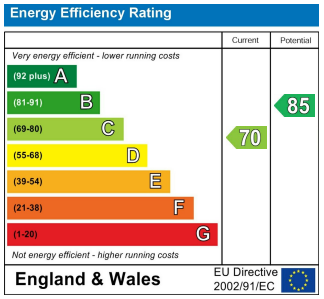
Floor Plan



Area Map



Energy Efficiency 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.

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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