



131 Newark Avenue PE1 4NL

£285,000



*** NO ONWARD CHAIN *** This charming 3 bedroom semi detached home is located on Newark Avenue, PE1. Close to the city centre and offering generous front and rear gardens, this property boasts a great amount of character and space. The house itself briefly comprises of an entrance hall, open plan lounge/diner, kitchen, 3 bedrooms and bathroom. Viewings are essential to appreciate the potential this property offers and also its location. Council Tax Band - C / EPC Energy Rating - E".

ENTRANCE HALL

Door to front, radiator, cupboard and stairs to first floor.

LOUNGE

French doors to rear, two windows to rear and radiator. Open into:

DINING ROOM

11' 7" (max) x 12' 0" (max) (3.53m x 3.66m) (approx) Window to front and radiator.

KITCHEN

6' 7" x 11' 5" (2.01m x 3.48m) (approx) Fitted with a range of base and eye level units with work surfaces over, four ring gas hob, oven, stainless steel sink, space for freestanding fridge freezer and space for washing machine. Door to side, window to rear, radiator and cupboard.

FIRST FLOOR

Window to side.

BEDROOM ONE

11' 5" (max) x 12' 5" (max) (3.48m x 3.78m) (approx) Window to front and radiator.

BEDROOM TWO

11' 0" x 11' 2" (3.35m x 3.40m) (approx) Window to rear and radiator.

BEDROOM THREE

7' 9" x 6' 2" (2.36m x 1.88m) (approx) Window to front, radiator and boiler.

BATHROOM

5' 5" x 6' 6" (1.65m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Loft access and window to rear.

OUTSIDE

The front of the property is laid to lawn, driveway for parking for several vehicles. The Rear of the property has fencing, laid to lawn, paved patio area and mature shrubs.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



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

