

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



27 Bromley Avenue, Newark,  
Nottinghamshire, NG24 4DS

£119,950

• Semi-Detached House • Two Bedrooms • Lounge/Diner • Kitchen E.P.C Rating C





## INTRODUCTION

IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY. A well presented two bedroomed semi-detached house located at the end of a popular residential cul-de-sac. The property comprises entrance hall, lounge/diner, kitchen and family bathroom. A concrete and gravelled area in front of the property provides off street parking for multiple vehicles and there is an enclosed rear garden. Double glazing and gas fired central heating. E.P.C rating C.

## ENTRANCE HALL

With front entrance door. Stairs rising to the first floor and doors off. Understairs cupboard with power and light.

## LOUNGE/DINER

13' 6" x 10' 9" (4.11m x 3.28m) Patio door to the rear garden. T.V point and radiator. Laminate flooring.

## KITCHEN

12' 0" x 7' 3" (3.66m x 2.21m) Fitted with a range of light wood fronted units surmounted by a work surface inset with stainless steel sink and drainer. Splash back tiling. Laminate flooring. Space for cooker with extractor over, space for fridge/freezer and washing machine. Window to the front aspect.

## FIRST FLOOR LANDING

Doors off. Loft access and airing cupboard.

## BEDROOM ONE

13' 6" x 8' 5" (4.11m x 2.57m) Window to the rear garden. Radiator.

## BEDROOM TWO

13' 6" x 7' 8" (4.11m x 2.34m) Window to the front elevation. Radiator. Built in over stairs storage cupboards.

## BATHROOM

8' 9" x 7' 4" (2.67m x 2.24m) Window to the side elevation. Radiator. White suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin with storage cupboard below and low flush W.C. Splash back tiling. Heated towel rail.

## OUTSIDE

To the front of the property is a gravelled driveway with off street parking. A side path leads to the rear garden which is paved for ease of maintenance with borders containing mature trees and shrubs. Garden shed.

## SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### **LOCAL AUTHORITY**

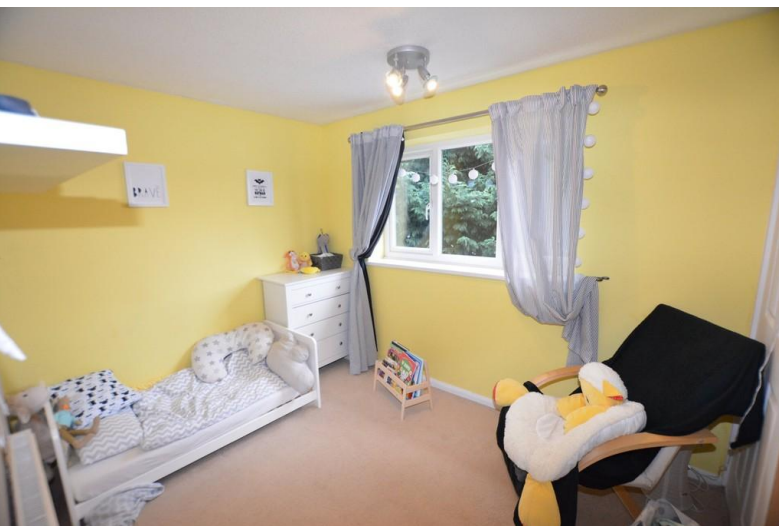
Newark and Sherwood District Council, Castle House,  
Great North Road, Newark, NG24 1BY

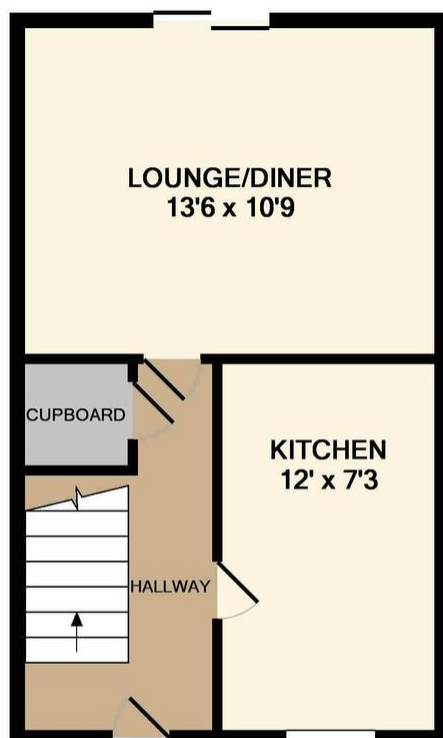
### **TENURE**

Freehold with vacant possession.

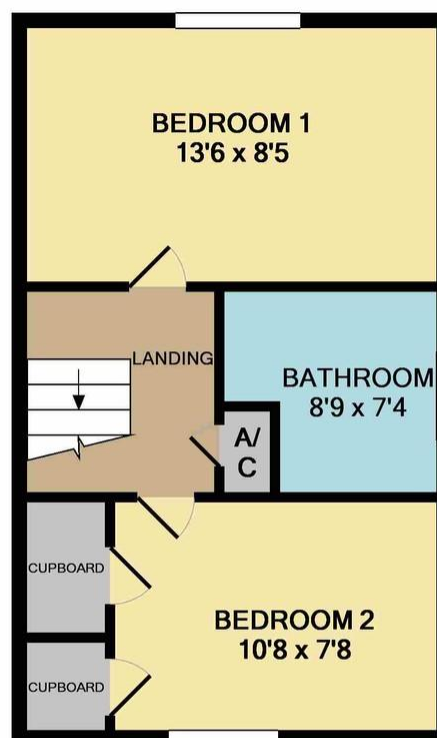
### **VIEWING INFORMATION**

By appointment with the agents office.





GROUND FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements