



## 9 ETON AVENUE NEWARK

£950 PCM

Three-bedroom semi-detached home featuring front and rear gardens, driveway parking, and a kitchen/dining area with utility space. Situated in Newark-on-Trent, conveniently located close to Newark Castle, train station, and local amenities.





- 360 virtual tour available • Large living / dining space • Utility area • Three bedrooms • Driveway parking

### Living / Dining space

Enter through the well-presented entrance hall featuring brown laminate flooring and neutral décor, with stairs to the left fitted with grey carpeting. Directly ahead is the kitchen, which offers matching wall and base units, black laminate worktops, an integrated single gas oven with extractor, and an undercounter dishwasher (not maintained). The kitchen leads into a separate hallway, providing access to a useful utility room, ideal for additional appliances.

### Living / Dining space

Returning through the entrance hall, the lounge/dining area is located to the right and features laminate wood flooring, neutral décor, and two wall-mounted gas radiators. A feature fireplace creates a focal point, while a large double-glazed window with fitted curtain rail allows for plenty of natural light. This spacious room offers ample space for both entertaining and dining.

### Landing

Upstairs, there is a spacious landing featuring a double-glazed window, a small wall-mounted radiator, and matching grey carpeting which continues through to the bedrooms. The space is finished with neutral décor, creating a bright and welcoming feel.

### Bedroom 1

Bedroom One is a generous double room featuring neutral décor, a wall-mounted radiator, and a large window with fitted curtain rail providing plenty of natural light. The room also benefits from a separate small storage cupboard, offering useful storage.

### Bedroom 2

Bedroom Two is presented in the same style as Bedroom One

and offers ample space for a double bed and additional storage. The room is well presented with neutral décor and benefits from a wall-mounted radiator, creating a comfortable and versatile living space.

### Bedroom 3

Bedroom Three is the smallest of the bedrooms and continues the home's neutral décor. The room features a wall-mounted radiator and a double-glazed window with fitted curtain rail. This versatile space would be ideal as a single bedroom, home office, or hobby room.

### Bathroom

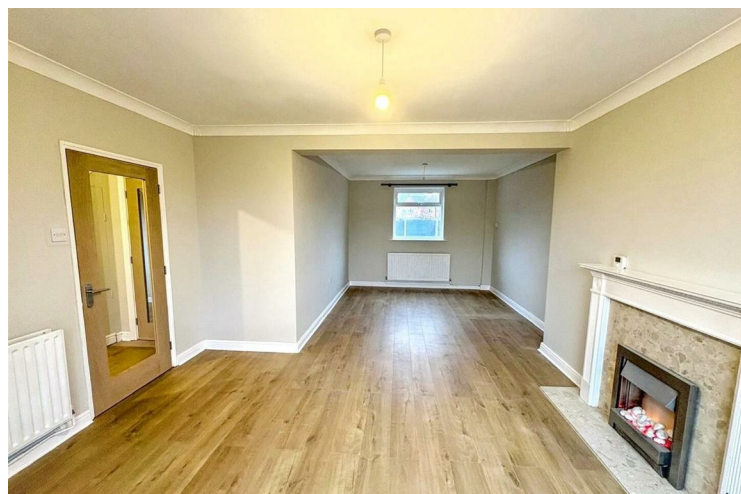
The family bathroom is finished to a modern standard and features full-height tiled walls and flooring in complementary neutral tones. The suite comprises a panelled bath with glass shower screen, pedestal wash hand basin, and low-level WC. The bath is fitted with a thermostatic shower, including a waterfall-style rainfall shower head. A frosted double-glazed window provides natural light while maintaining privacy.

### External

The rear garden offers a good area of privacy with fencing to all boundaries and features a small patio area, ideal for a table and chairs, along with a lawned garden. An outbuilding provides useful additional storage. To the front of the property, there is a further lawned area and a driveway providing parking for one to two vehicles. Side access to the property is also available.

### Additional information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £219.00. Tenancy deposit, equivalent to 5 weeks rent, being



• Enclosed rear garden space • Well presented family bathroom • Council tax band A • EPC D

£1096.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

### Material Information

Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating.

-Broadband and mobile phone coverage: see [checker.ofcom.org.uk](https://checker.ofcom.org.uk).

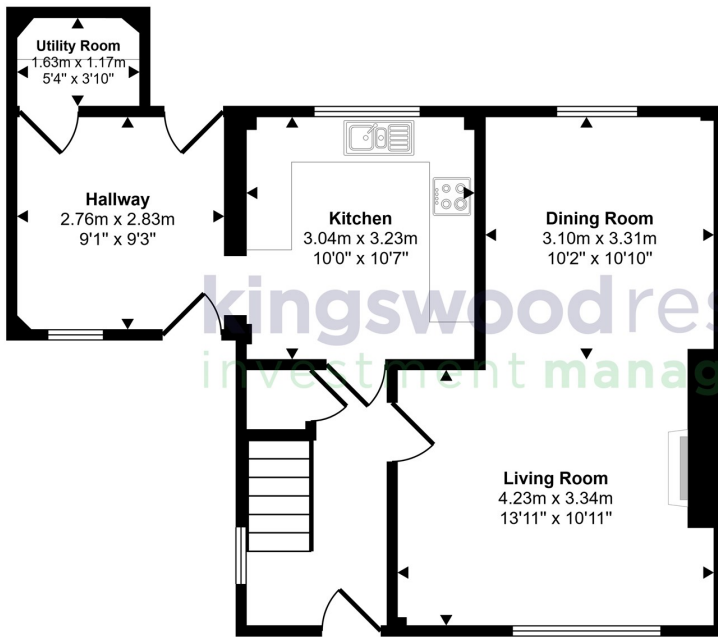
-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located off the coalmine.

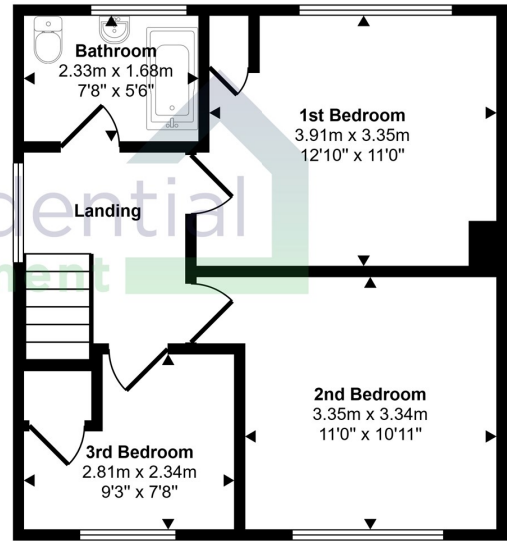
-Any planning permission in the area: Please see Newark and Sherwood planning permission - <https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>



Approx Gross Internal Area  
97 sq m / 1041 sq ft



Ground Floor  
Approx 53 sq m / 575 sq ft



First Floor  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: D     Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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