

Jon Brambles

ESTATE AGENTS



The Old Telephone Exchange NG23 6PF



GUIDE PRICE: £145,000 to £155,000. A charming and very unique property situated in the heart of this sought after village. The property has recently been converted and modernised and now provides a bespoke one bedroom residence. In addition to the bedroom, the property has a lounge, breakfast kitchen, shower room and utility room. There is also an enclosed courtyard garden. The property is double glazed, has electric heating and is available for purchase with NO CHAIN. Early viewing is very strongly recommended.

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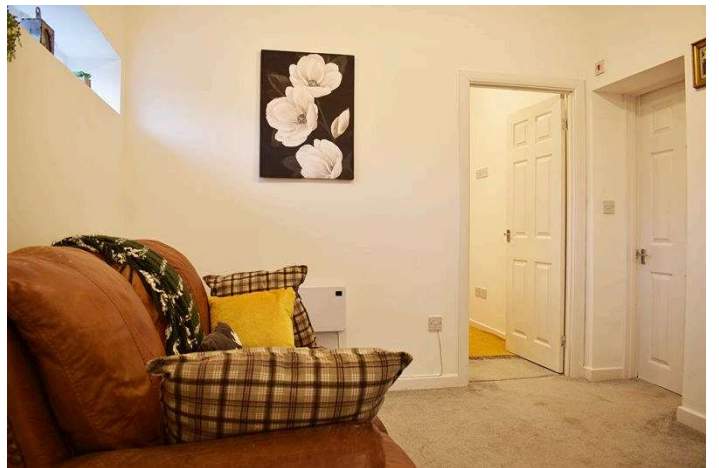
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sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ





Situation and Amenities

Sutton on Trent is an attractive village with excellent amenities including a well respected primary school, doctors' surgery, a Co-op store, butchers, hairdressers, library and public houses. Nottingham, Lincoln, Retford, Doncaster and Newark are within commuting distance, the latter having a DIRECT RAIL LINK TO LONDON KINGS CROSS WHICH TAKES FROM APPROXIMATELY 80 MINUTES. The village also has good access for the A1.

Accommodation

French doors provide entrance to the property and lead directly into the breakfast kitchen.

Breakfast Kitchen 21' 4" x 6' 10" (6.50m x 2.08m) (at widest points)

This large galley kitchen has two windows to the side elevation and, as previously mentioned, French doors provide the entrance and these are accessed from the courtyard garden. The kitchen is fitted with a range of contemporary base units with roll top work surfaces and metro tiled splash backs. There is a sink, and integrated appliances include an oven and an electric hob with extractor hood above. There is also a useful integrated breakfast bar. The kitchen has a ceramic tiled floor and two wall mounted electric heaters. The room is full of character and charm having exposed roof trusses with six ceiling light points and further recessed lighting. The kitchen leads through to the open plan lounge. Also accessed from the kitchen is the utility room.

Utility Room 7' 8" x 5' 5" (2.34m x 1.65m)

The utility room has a window to the front elevation, a work surface with metro tiled splash backs, space and plumbing for a washing machine and further space for a larger fridge. The room has a ceiling light point, recessed ceiling spotlights, an electric wall mounted heater, and the same flooring flowing through from the kitchen. Accessed from the utility room is a large and useful storage cupboard.

Lounge Area 9' 9" x 9' 3" (2.97m x 2.82m)

The lounge area is open plan to the kitchen and has a high level opaque window to the side elevation. There is a vaulted ceiling, two ceiling light points and an electric wall heater. From the lounge area access is provided to the bedroom and shower room.

Bedroom 9' 9" x 8' 9" (2.97m x 2.66m)

A good sized double bedroom with an opaque window to the rear elevation. The room also has a vaulted ceiling, two ceiling light points and an electric wall heater.

Shower Room 15' 9" x 3' 3" (4.80m x 0.99m)

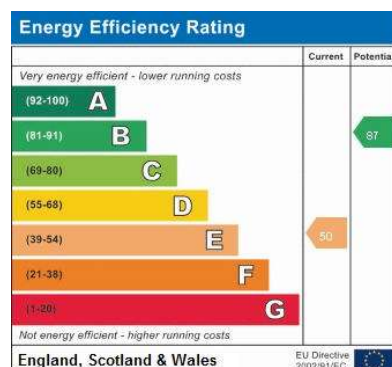
The well appointed shower room has a high level opaque window to the side and is fitted with a contemporary suite comprising a walk-in shower cubicle with electric shower, vanity unit with wash hand basin inset and storage beneath, and WC. The shower room is complemented with metro tiling to the shower cubicle, recessed ceiling spotlights and a ceramic tiled floor. In addition there is an extractor fan and a heated towel rail.

Outside

The Old Telephone Exchange is accessed via twin wooden gates from the main road, and this leads into a delightful courtyard garden. The garden enjoys a high degree of privacy and is edged with raised beds containing a variety of mature shrubs, plants and trees. This courtyard garden is ideal for outdoor seating and entertaining.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

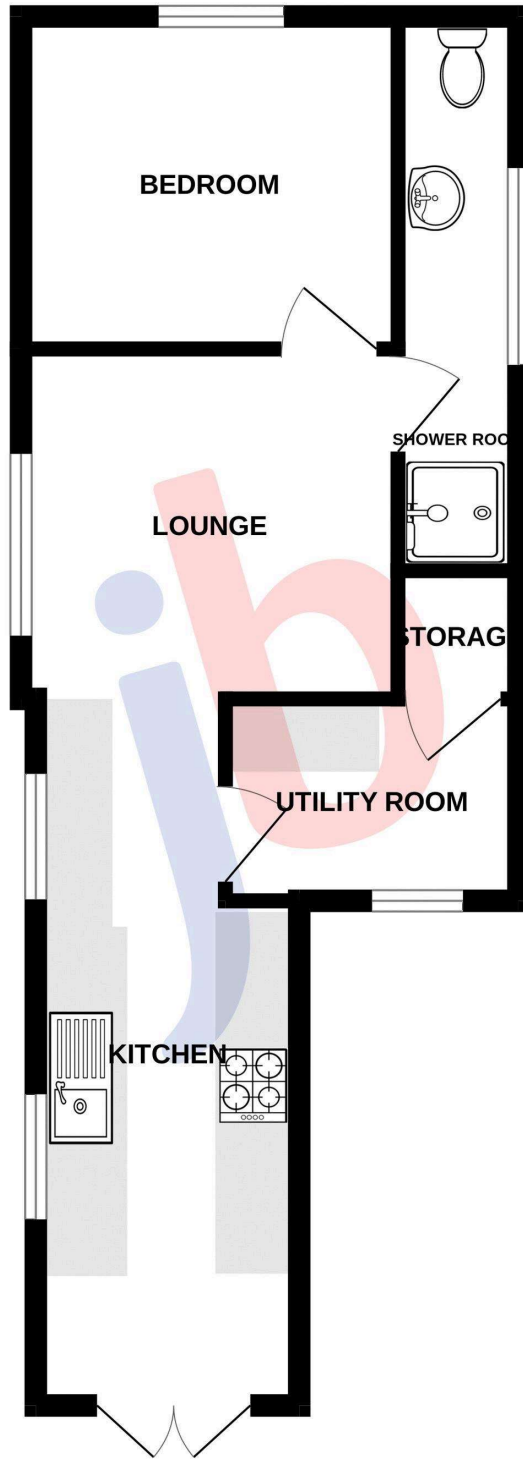
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006915 30 April 2024



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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