

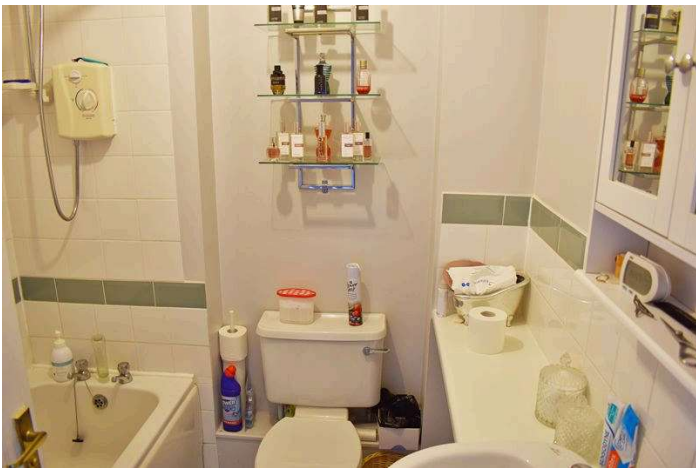
## Linseed Avenue, Newark NG24 2FJ



**GUIDE PRICE: £70,000 to £77,500.** A two bedroom mid terraced property offered for sale on a **50% Shared Ownership basis**. In addition to the two double bedrooms, there is an excellent sized lounge, a breakfast kitchen and a first floor bathroom. The property has two allocated parking spaces and an enclosed garden to the rear. Double glazing and gas central heating are installed. Available for purchase with **NO CHAIN**.

**Guide Price £70,000 to £77,500**





## Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway has wood laminate flooring and a ceiling light point. The hallway provides a useful storage space for coats and shoes etc. and has a door leading through into the lounge.

### Lounge 16' 0" x 12' 6" (4.87m x 3.81m)

This good sized and well proportioned reception room has a window to the front elevation and a door providing access through to the breakfast kitchen. The focal point of the lounge is the fireplace with electric fire inset. The room also has the same wood laminate flooring that flows through from the hallway, a ceiling light point and a two radiators. From the lounge the staircase rises to the first floor.

### Breakfast Kitchen 12' 7" x 8' 9" (3.83m x 2.66m)

Having a window to the rear elevation and French doors leading out into the garden. The kitchen area is fitted with a good range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for both a washing machine and a slim-line dishwasher, and further space for a vertical fridge/freezer. The breakfast kitchen is of sufficient size to accommodate a dining table and has two ceiling light points and a radiator. The central heating boiler is located within the kitchen. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard.

### First Floor Landing

As mentioned, the staircase rises from the lounge to the first floor landing which has doors into the two bedrooms and the bathroom. The landing has a ceiling light point and also provides access to the loft space.

### Bedroom One 12' 6" x 9' 3" (3.81m x 2.82m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Two 12' 6" x 8' 8" (3.81m x 2.64m) (at widest points, into recess)

A further double bedroom having two windows to the front elevation, a ceiling light point and a radiator. The airing cupboard is located here.

### Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

The bathroom is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, shaver socket, extractor fan and radiator.

## Outside

To the front of the property is a small hard landscaped garden and adjacent to this is the footpath leading to the front door. The rear garden is fully enclosed and hard landscaped for ease of maintenance. There is a patio area next to the French doors from the kitchen and this provides an ideal outdoor seating and entertaining space. The timber garden shed is included within the sale. Located at the foot of the garden is gated access to the two allocated parking spaces.

## Lease Information

The tenure of the property is leasehold on a 99 year lease from 1 January 1999. We are informed that there is a current Rent of £186.29 per month, and a current Service Charge of £17.58 per month, payable to The Riverside Group Limited.

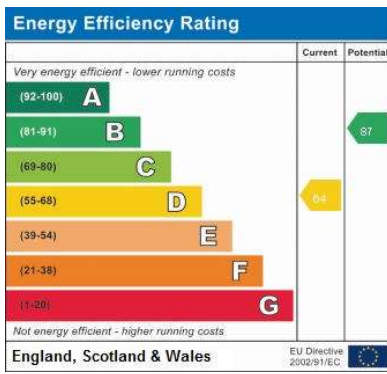
## Shared Ownership

We have been informed that the staircasing for this property is up to 80%. For further information about shared ownership and to check your eligibility please visit [www.riverside.org.uk/sales](http://www.riverside.org.uk/sales), or email [sales@riverside.org.uk](mailto:sales@riverside.org.uk).

## 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 Leasehold.

**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.

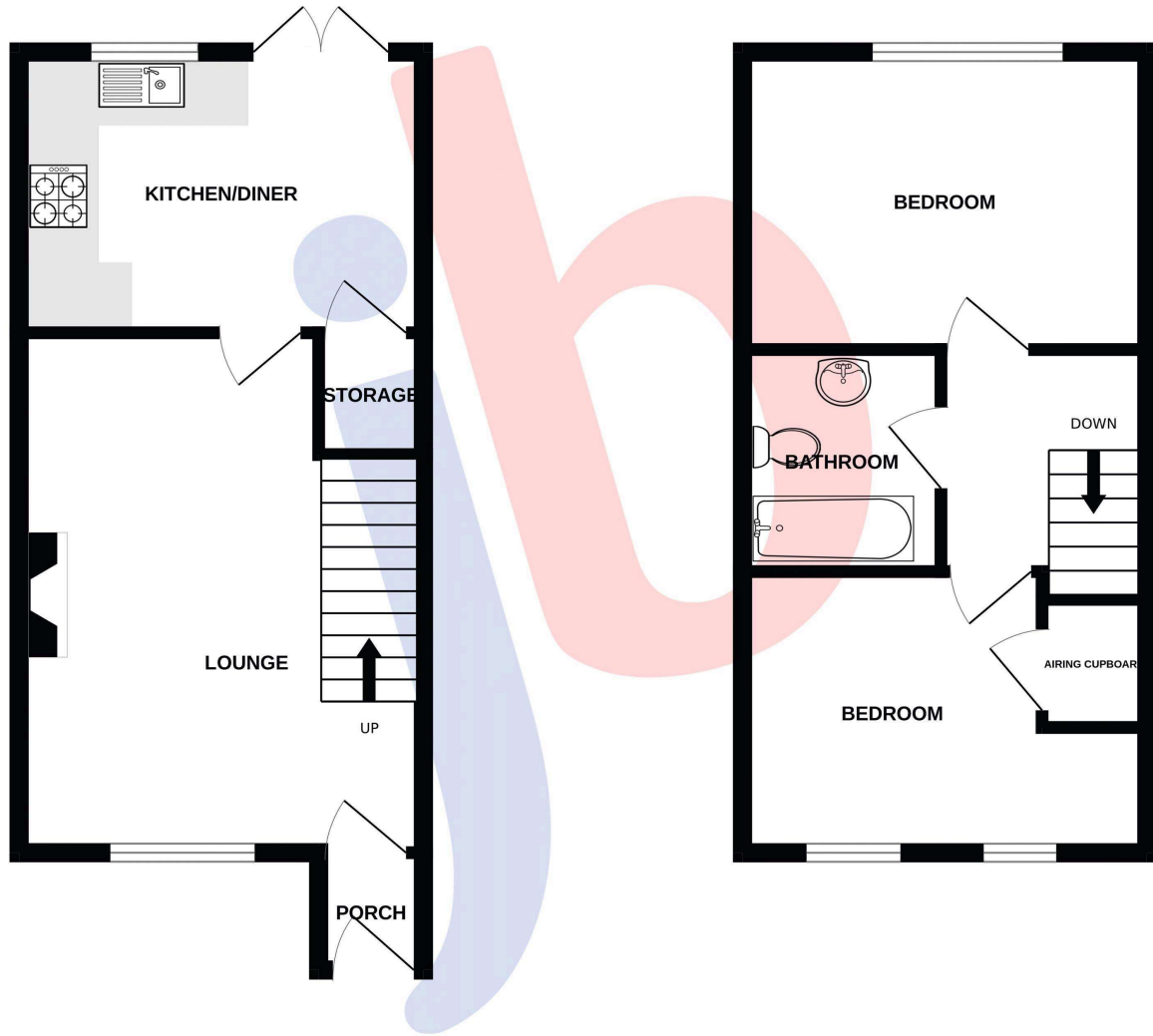
### **Services/Referral Fees**

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. 00006881 19 July 2024



GROUND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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