

## Newnham Road, Newark NG24 1HY



**GUIDE PRICE: £110,000 to £120,000.** A two bedroom terraced property that would benefit from some modernisation, situated a short distance from Northgate Retail Park, train station and the town centre. In addition to the two bedrooms, the property has a nicely proportioned lounge, an excellent sized dining kitchen with utility area and a first floor bathroom. There is an enclosed courtyard to the rear. The property is double glazed, has gas central heating and is available for purchase with **NO CHAIN.**

**Guide Price £110,000 to £120,000**



### Situation and Amenities

The historic market town of Newark on Trent boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town including major retail chains and supermarkets including Waitrose, Asda, Morrisons and Marks & Spencer food. 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.

### Accommodation

The front door leads into the lounge.

#### Lounge 12' 3" x 11' 3" (3.73m x 3.43m)

This nicely proportioned reception room has a window to the front elevation and a door providing access to the inner hallway. The lounge has wood laminate flooring, a ceiling light point and a radiator.

#### Inner Hallway

The inner hallway has the dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has a ceiling light point and a further door leading through to the kitchen.

#### Dining Kitchen 11' 5" x 11' 3" (3.48m x 3.43m)

Having a window to the rear elevation and a door opening leading through to the utility area. The kitchen is fitted with a range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and spaces for a free standing cooker and a larder fridge. The room is of sufficient size to accommodate a dining table, and has a ceiling light point and a radiator.

#### Utility Area 6' 7" x 4' 0" (2.01m x 1.22m)

The utility area has a window to the side elevation and a half glazed door leading out to the rear. There is a fitted work surface with space and plumbing for a washing machine beneath. The utility area also has a ceiling light point, and the central heating boiler is located here.

#### First Floor Landing

As mentioned, the dogleg staircase rises from the inner hallway to the first floor landing which has doors into both bathrooms and the bathroom. The landing has a ceiling light point. Access to the roof space is obtained from here.

**Bedroom One** 12' 3" x 11' 5" (3.73m x 3.48m)

An excellent sized double bedroom with a window to the front elevation. The bedroom has two useful wardrobe recesses either side of the chimney breast, a ceiling light point and a radiator.

**Bedroom Two** 8' 0" x 7' 0" (2.44m x 2.13m) (plus door recess)

This second bedroom has a window to the rear elevation, a ceiling light point and a radiator.

**Bathroom** 11' 3" x 4' 1" (3.43m x 1.24m) (plus door recess)

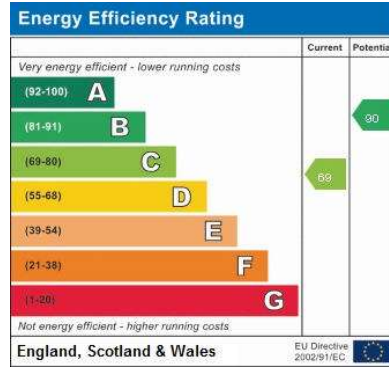
The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The area around the bath is complemented with mermaid board. In addition there is a ceiling light point, an extractor fan and a radiator.

**Outside**

Situated to the rear of the property is a small enclosed courtyard with further gated access to the rear.

**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.

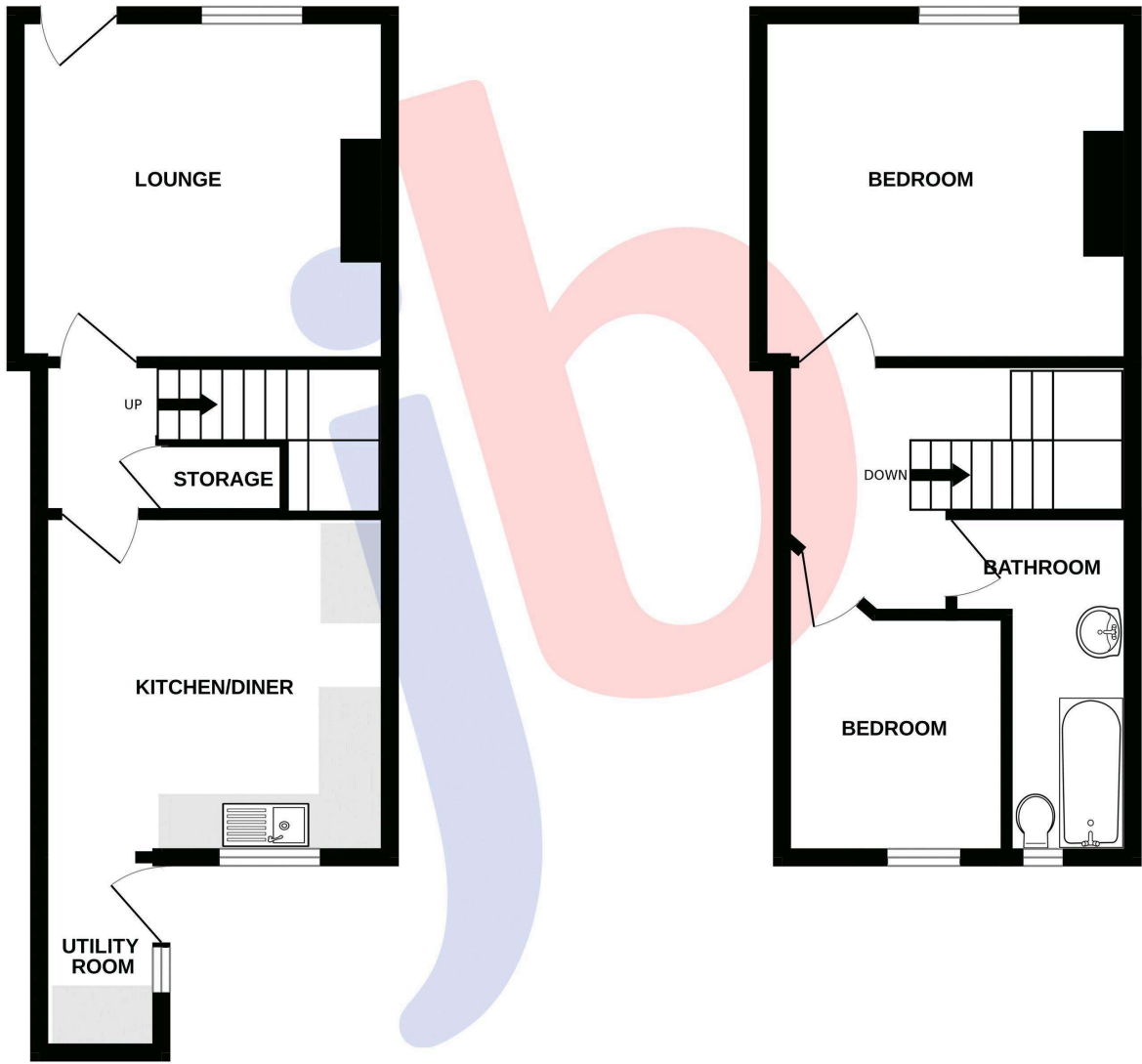
## **Services/Referral Fees**

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. 00006979 30 September 2024



GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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