

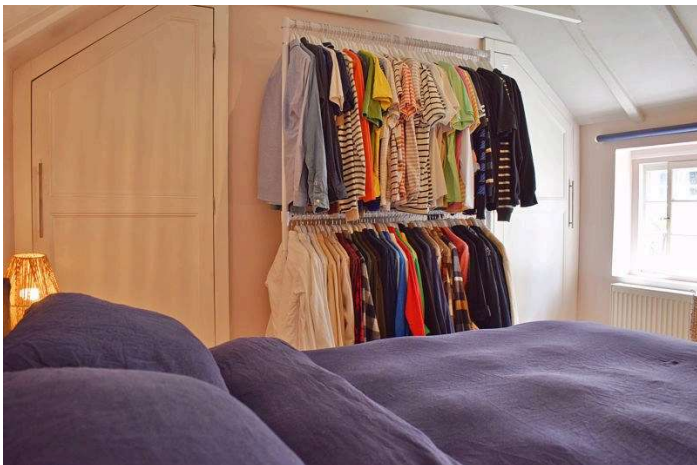
Jallands Row, Newark NG24 1JU



A truly wonderful and unique Grade II listed two bedroom end terrace cottage situated within the heart of Newark town centre. This amazing home is full of charm and character, and is situated in a courtyard of similar properties with resident access only. In addition to the two bedrooms, the property has a lounge, dining area, kitchen, first floor bathroom and delightful cottage style garden. The property is partially double glazed, has gas central heating and is available for purchase with NO CHAIN.

£170,000







Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are major retail chains and supermarkets including Marks & Spencer food hall, Morrisons, Asda and Waitrose. The A1 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 A LITTLE OVER AN HOUR. 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 principal door which is a stable door located to the side of the property, this leads into:

Kitchen 10' 9" x 8' 4" (3.27m x 2.54m)

The well appointed kitchen has two windows to the rear elevation and is open plan through to the dining area. The kitchen is fitted with an excellent range of base units complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine. The kitchen has a painted beamed ceiling, a ceiling light point and a radiator.

Dining Area 7' 1" x 6' 10" (2.16m x 2.08m)

As previously mentioned, the dining area is open plan to the kitchen. From here the staircase rises to the first floor, beneath which is sited a useful storage cupboard. The dining area has a painted beamed ceiling, a ceiling light point and a radiator. A door provides access through to the lounge.

Lounge 13' 0" x 11' 0" (3.96m x 3.35m)

This good sized and nicely proportioned reception room has two windows to the side elevation overlooking the courtyard garden and making the room particularly bright and airy. The focal point of the lounge is the feature fireplace, we have been informed by the vendor that there is a stainless steel flue liner in the chimney, however this has not been tested. Either side of the chimney breast are bespoke fitted bookshelves and storage cupboards. The lounge has a painted beamed ceiling, two ceiling light points and a radiator.

First Floor Landing

A stripped wooden staircase leads to the first floor galleried landing which has a window overlooking the garden. The landing provides access to both bedrooms and the bathroom, has a timber panelled ceiling, a ceiling light point and stripped wooden floorboards.

Bedroom One 11' 3" x 11' 3" (3.43m x 3.43m)

An excellent sized double bedroom having a pitched roof with exposed roof trusses. The room has a window overlooking the courtyard garden, stripped wooden floorboards, and storage cupboards either side of the chimney breast. In addition there is a ceiling light point and a radiator.

Bedroom Two 10' 9" x 8' 5" (3.27m x 2.56m)

A further double bedroom also with a window overlooking the courtyard garden. The bedroom has a pitched roof with exposed trusses, stripped wooden floorboards, a ceiling light point and a radiator. This bedroom is currently used as an additional sitting room and office space. There is also a loft storage space which is accessible from this room.

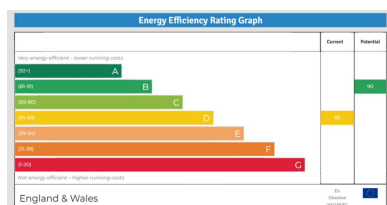
Bathroom 6' 11" x 4' 9" (2.11m x 1.45m)

The bathroom has a Velux skylight window to the rear and is fitted with a white suite comprising a short bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic tiled walls, wood panelling to the ceiling, a ceiling light point and a radiator.

Outside

Jallands Row is accessed via a pedestrian gate from Appleton Gate and this leads onto the row of cottages. The property has a cottage style garden which provides a delightful outdoor seating area. There is an additional communal outdoor space opposite.

Council Tax 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

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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