

Jubilee Street, Newark NG24 4DA



A traditional two bedroom mid terraced property situated on this popular residential road a short distance from the town centre. In addition to the two bedrooms, there are two reception rooms, a galley kitchen, ground floor cloakroom and large first floor bathroom. The property has an extraordinarily long garden to the rear, is double glazed and has gas central heating. Available for purchase with NO CHAIN.

£150,000





Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also 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, as well as fine restaurants, public houses and cafes. 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 A LITTLE OVER AN HOUR.

Accommodation

Upon entering the front door, this leads into:

Lounge 11' 5" x 11' 3" (3.48m x 3.43m)

This nicely proportioned reception room has a window to the front elevation and a fireplace with electric fire inset. The lounge also has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. From here a door leads through into the dining room.

Dining Room 12' 2" x 11' 5" (3.71m x 3.48m)

Once again an excellent sized and well proportioned reception room which is open plan to the dining kitchen. The dining room has a window to the rear elevation, Howdens rigid luxury vinyl flooring with underlay, cornice to the ceiling, a ceiling light point and a radiator. Accessed from the dining room and sited beneath the staircase is a useful storage cupboard. From the dining room a door opens to reveal the staircase leading to the first floor.

Galley Kitchen 10' 10" x 5' 11" (3.30m x 1.80m)

The galley kitchen has a window to the side elevation and is fitted with a range of base 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, an integrated fridge and space for a slim-line dishwasher. The kitchen has cornice to the ceiling and recessed ceiling spotlights. The central heating boiler is located here. From the kitchen a door opening leads through to the utility room.

Utility Room 9' 2" x 5' 9" (2.79m x 1.75m) (at widest points)

The utility room has a window to the side elevation and is fitted with a base unit. There is space and plumbing for a washing machine and a tumble dryer, a ceramic tiled floor, recessed ceiling spotlights and a radiator. From here a half glazed door leads out into the garden, and a further door leads into the cloakroom.

Ground Floor Cloakroom

The cloakroom has a high level opaque window to the side elevation and is fitted with a WC and wash hand basin. The room has a ceramic tiled floor and a ceiling light point.

First Floor Landing

The staircase rises from the dining room to the first floor landing which provides access to both bedrooms and the bathroom. The landing has cornice to the ceiling and two ceiling light points. Access to the loft space is obtained from here.

Bedroom One 11' 5" x 11' 3" (3.48m x 3.43m)

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

Bedroom Two 12' 2" x 8' 7" (3.71m x 2.61m)

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

Bathroom 10' 10" x 5' 11" (3.30m x 1.80m)

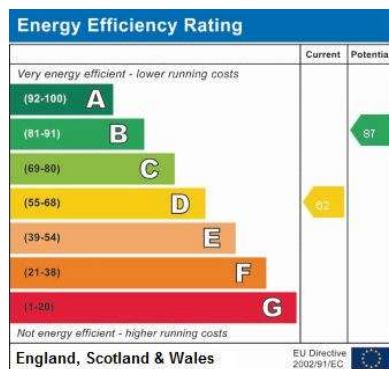
The bathroom has an opaque window to the side and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle (in need of repair) with mains shower fitted. The bathroom has part ceramic wall tiling, three ceiling light points, a wall mounted light, an extractor fan, a heated towel rail and a radiator.

Outside

A particular feature of this home is the extraordinarily long rear garden which is laid primarily to lawn and contains a number of mature shrubs and plants. There is a timber garden shed (in need of repair) which is included within the sale.

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.

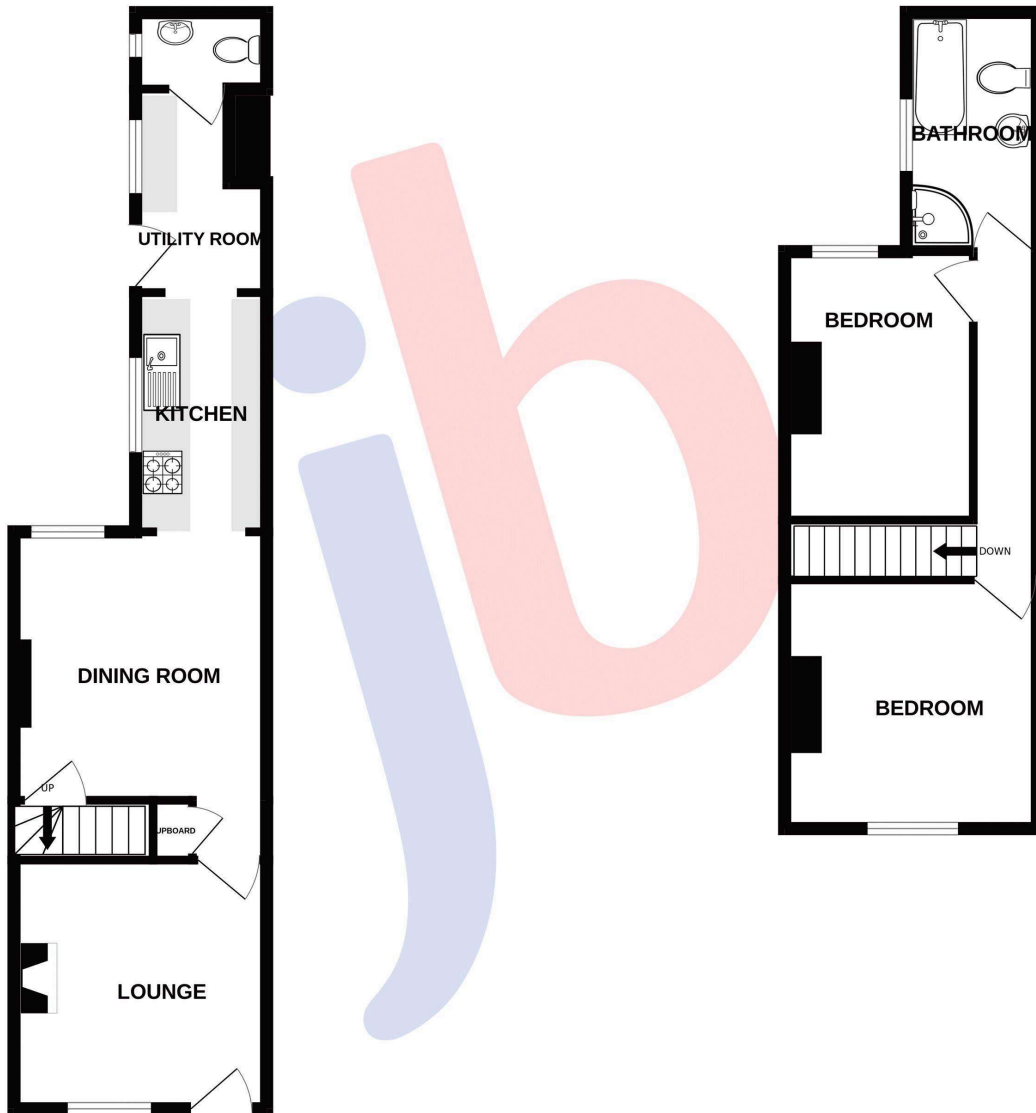
Services/Referral Fees

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. 00002813 30 July 2024



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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