

Old Mill Crescent, Newark NG24 2HY



A three bedroom detached bungalow situated at the head of a quiet cul de sac within this sought after location. In addition to the three bedrooms, the property has an excellent sized lounge, fitted kitchen, bathroom and conservatory. There is off road parking, a detached garage and an enclosed garden enjoying a high degree of privacy. Gas central heating is installed. The property would benefit from some updating and is available for purchase with NO CHAIN.

£190,000







Situation and Amenities

The bungalow is situated a short distance from a local Co-op and there is parkland 150m from the property. Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. Coddington school is highly sought after. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose, Asda, Aldi, Morrisons and Marks & Spencer. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. 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:

Entrance Hallway

The entrance hallway has a door providing access to the lounge, cornice to the ceiling, a ceiling light point and a radiator. Also within the hallway is a useful storage cupboard.

Lounge 16' 5" x 12' 1" (5.00m x 3.68m)

This excellent sized and well proportioned reception room has a bow shaped window to the front elevation. The focal point of the lounge is the fireplace with gas fire. The room also has cornice to the ceiling, a ceiling light point and a radiator. A glazed door leads through into the inner hallway.

Inner Hallway

The inner hallway leads to the kitchen, bathroom and the bedrooms, and has a ceiling light point. Access to the loft space is obtained from here. The airing cupboard is located within the inner hallway.

Kitchen 9' 11" x 9' 9" (3.02m x 2.97m)

The kitchen has a window that looks back through to the conservatory, and 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, space for a free standing electric cooker and fridge freezer, and space and plumbing for a washing machine. The kitchen has cornice to the ceiling, a ceiling light point and a radiator. The central heating boiler is located within the kitchen. From the kitchen a half glazed door leads into the conservatory.

Conservatory 11' 2" x 10' 6" (3.40m x 3.20m)

The conservatory is of dwarf brick wall construction with a upvc frame and has triple aspect windows enjoying views across the garden. French doors lead out into the garden. The conservatory is equipped with power and lighting and has an external tap.

Bathroom 10' 3" x 5' 9" (3.12m x 1.75m) (including door recess)

The bathroom has an opaque window to the side elevation and is fitted with a coloured suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has a ceiling light point, a wall heater, a shaver socket and a radiator.

Bedroom One 12' 9" x 10' 3" (3.88m x 3.12m) (excluding wardrobes)

A good sized double bedroom with a window to the rear elevation, a fitted double wardrobe, both wall and ceiling light points, cornice to the ceiling and a radiator.

Bedroom Two 12' 5" x 8' 2" (3.78m x 2.49m) (at widest points)

A further double bedroom having a window to the side elevation, both wall and ceiling light points, cornice to the ceiling and a radiator.

Bedroom Three 8' 11" x 6' 11" (2.72m x 2.11m)

This bedroom has a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom would serve equally well as a dining room if required.

Outside

The bungalow stands on a delightful plot and to the front is a driveway which leads to the garage, adjacent to this is the footpath leading to the front door. Also located to the front are two distinctive lawned areas edged with well stocked borders containing a variety of mature shrubs and plants. A footpath leads down the side of the property to the rear garden.

Garage 16' 10" x 8' 4" (5.13m x 2.54m)

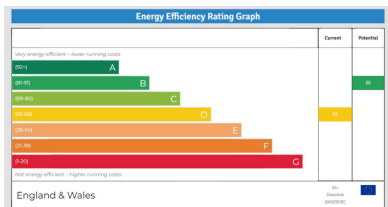
The garage has an up and over door to the front elevation, a window to the side, and is equipped with both power and lighting.

Rear Garden

The rear garden enjoys a high degree of privacy and comprises two distinctive lawned areas edged with well stocked borders containing a variety of mature shrubs, plants and trees. There is a patio area adjacent to the rear of the property ideal for outdoor seating and entertaining. Located at the rear is a timber garden shed which is included within the sale (in need of repair).

Council Tax

The property is in Band C.



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.

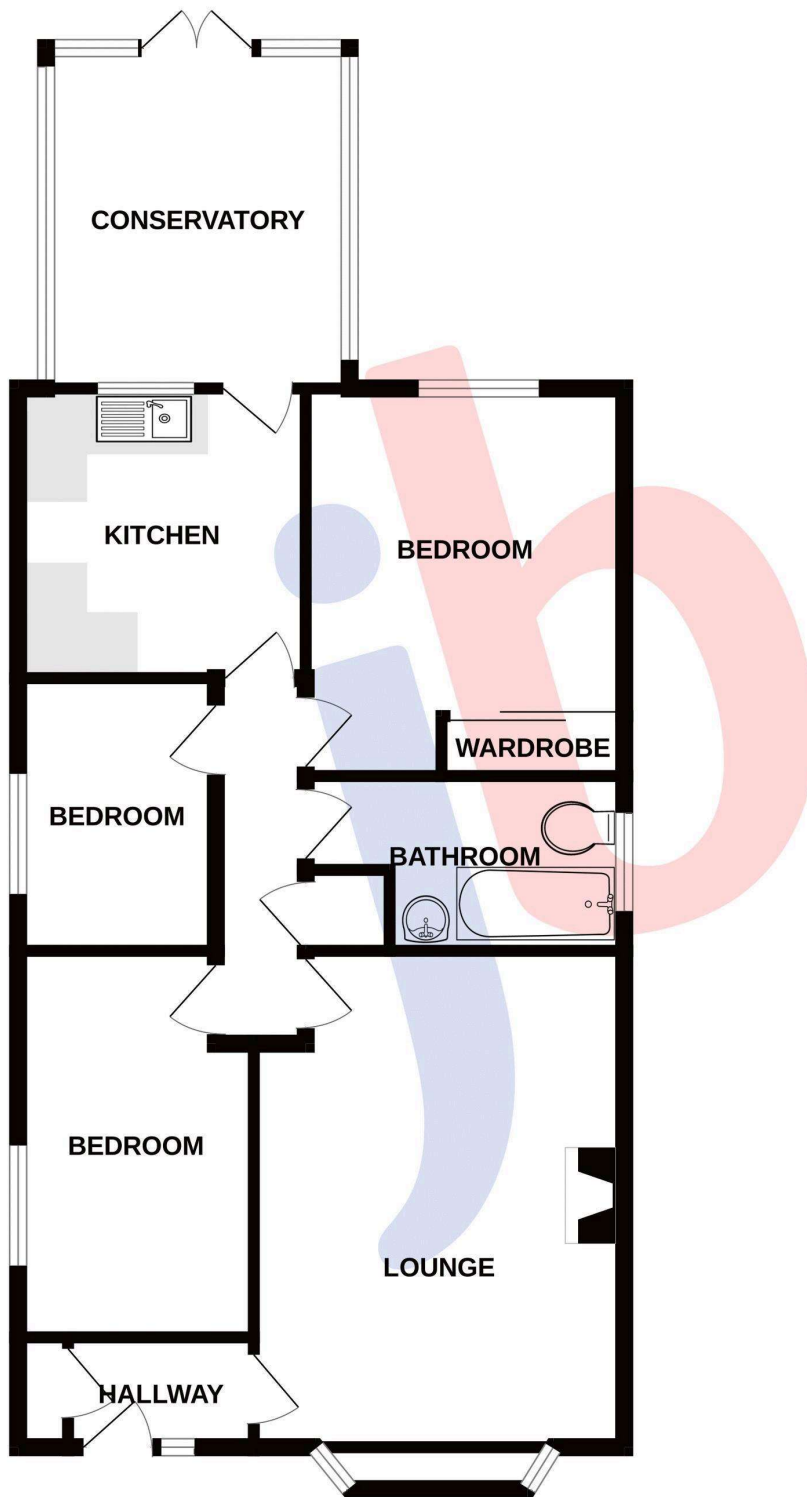
Services/Referral Fees

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. 00007117 10 October 2024



GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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