

Harcourt Street, Newark NG24 1RF

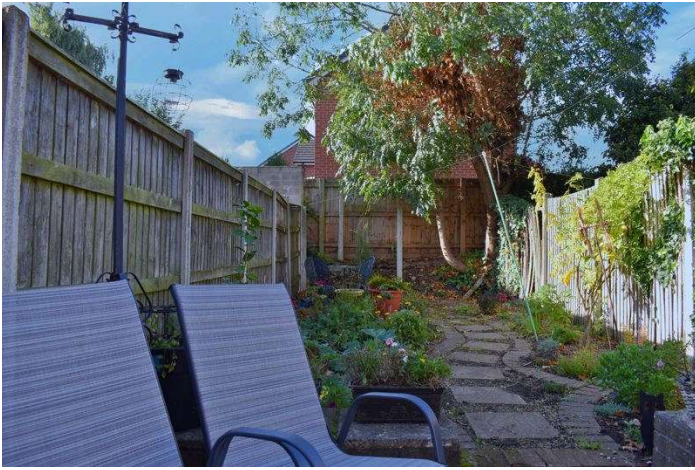


A traditional two bedroom mid terraced property situated on this sought after residential road a short distance from the town centre. The property has been substantially improved and refurbished by the present owners to include a new heating system, majority new double glazed windows, external doors and additional insulation. The property retains a wealth of character and charm and early viewing is strongly recommended.

£150,000







Situation and Amenities

The property is situated a short distance from Newark town centre. 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, Morrisons, Asda, Aldi 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:

Lounge 12' 0" x 11' 10" (3.65m x 3.60m)

This nicely proportioned reception room has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The focal point of the lounge is the fireplace (non working). The lounge is further enhanced with deep wooden skirtings and wood laminate flooring. A door leads through to the inner hallway.

Inner Hallway

The inner hallway has the staircase rising to the first floor and a door opening into the dining room.

Dining Room 11' 10" x 10' 3" (3.60m x 3.12m)

A further nicely proportioned reception room, having a window to the rear elevation and a door opening leading through to the kitchen. A further door opening reveals the staircase leading down to the cellar. The dining room has a ceramic tiled floor, cornice to the ceiling, a ceiling light point, picture rail and radiator.

Kitchen 10' 11" x 6' 11" (3.32m x 2.11m)

Having a window to the side elevation and a glazed door providing access out to the garden. The kitchen is fitted with a good range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink and space for a slimline dishwasher. The room has a ceiling light point and a ceramic tiled floor. An opening leads into the utility area.

Utility Area 5' 10" x 3' 4" (1.78m x 1.02m)

The utility area has space and plumbing for a washing machine, a ceiling light point and a radiator. The central heating boiler (installed in 2023) is located here. The utility area has the same flooring that flows through from the kitchen. A door leads into the ground floor bathroom.

Ground Floor Bathroom 7' 7" x 5' 9" (2.31m x 1.75m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with shower mixer tap attachment and electric shower above, pedestal wash hand basin and WC. The bathroom is enhanced with ceramic floor and wall tiling and also has a ceiling light point and a radiator.

Cellar 12' 0" x 12' 0" (3.65m x 3.65m)

A door opening from the dining room reveals the staircase leading down to the cellar which provides a most useful storage facility. The cellar is equipped with power and lighting.

First Floor Landing

As mentioned, the staircase rises from the inner hallway to the first floor landing which has doors into both bedrooms and a ceiling light point.

Bedroom One 12' 0" x 10' 3" (3.65m x 3.12m)

This excellent sized double bedroom has a window to the rear elevation, a double wardrobe, cornice to ceiling, exposed wooden floorboards, dado rail, ceiling light point and radiator. The bedroom also has a useful storage cupboard which is sited above the staircase. A door opening leads through to the dressing room/en-suite WC.

Dressing Room/En-suite WC 10' 9" x 6' 11" (3.27m x 2.11m)

This room was formerly the bathroom, it has a window to the side elevation and is currently utilised as a dressing room. There is a WC and a wash hand basin, a ceiling light point, a radiator and an extractor fan.

Bedroom Two 12' 0" x 11' 11" (3.65m x 3.63m)

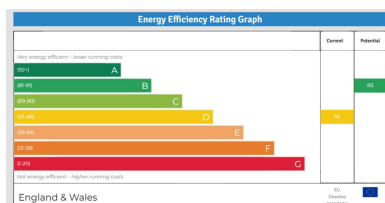
A further great sized double bedroom with a window to the front elevation. This bedroom is currently utilised as a hobbies room and has parquet flooring, cornice to the ceiling, a dado rail, a ceiling light point and a radiator.

Outside

The delightful rear garden is fully enclosed and enjoys a high degree of privacy. The garden has been tastefully landscaped and has borders containing a number of mature shrubs, plants and fruit trees. There is a patio area situated adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space.

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.

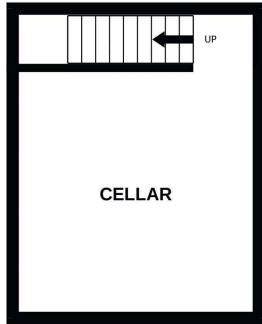
Services/Referral Fees

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

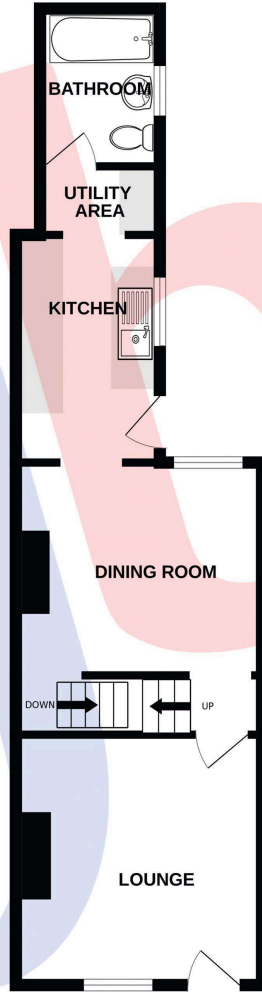
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - 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. 00007129 18 October 2024



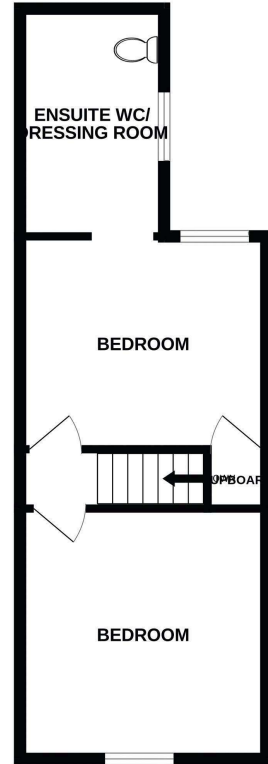
BASEMENT
176 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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