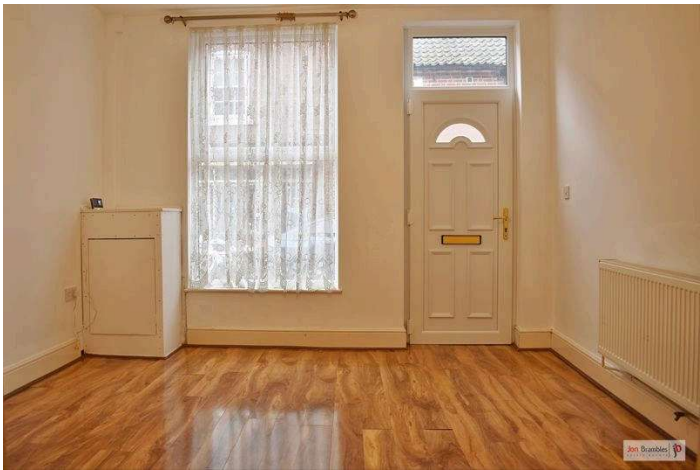


Barnby Gate, Newark NG24 1PX



GUIDE PRICE £150,000 to £160,000. A period three bedroom, three storey townhouse situated in very close proximity to the town centre. In addition to the three excellent sized bedrooms, the property has a lounge, kitchen, first floor bathroom and a small courtyard garden to the rear. Double glazing and gas central heating are installed. The property has been redecorated and re-carpeted and is available for purchase with NO CHAIN.

Guide Price £150,000 to £160,000



Situation and Amenities

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, 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 1 HOUR 13 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Lounge 11' 11" x 11' 4" (3.63m x 3.45m) (at widest points)

This nicely proportioned reception room has a window to the front elevation and a door into the inner hallway. The lounge has a high gloss wood laminate floor, a ceiling light point and a radiator.

Inner Hallway

The inner hallway has the staircase rising to the first floor and a door providing access through to the kitchen. The hallway has the same high gloss flooring flowing through from the lounge.

Kitchen 9' 11" x 9' 3" (3.02m x 2.82m) (at widest points)

The kitchen has a window to the rear elevation and is fitted with a good range of base and wall units with contrasting roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with electric hob and extractor hood above, and space and plumbing for a washing machine. The kitchen has a ceiling light point, two recessed ceiling spotlights and a radiator. A half glazed door leads out to the garden.

First Floor Landing

The staircase rises from the inner hallway to the first floor landing which has doors into bedroom one and the bathroom. The landing has a ceiling light point. From here a further staircase leads to the second floor.

Bedroom One 11' 11" x 11' 4" (3.63m x 3.45m)

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

Bathroom 10' 0" x 5' 4" (3.05m x 1.62m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has a ceramic tiled floor and part ceramic tiling to the walls. In addition there is an extractor fan, a ceiling light point and a radiator. Located within the bathroom is a useful storage cupboard which also houses the Combi central heating boiler.

Second Floor Landing

The second floor landing provides access to two further bedrooms and has a ceiling light point.

Bedroom Two 11' 11" x 11' 4" (3.63m x 3.45m)

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

Bedroom Three 11' 1" x 10' 6" (3.38m x 3.20m) (including recess)

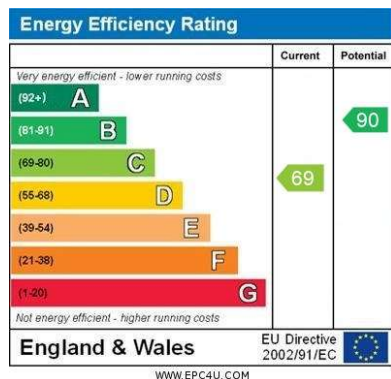
A very good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Outside

To the rear is a small enclosed courtyard which provides an ideal outdoor seating area.

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

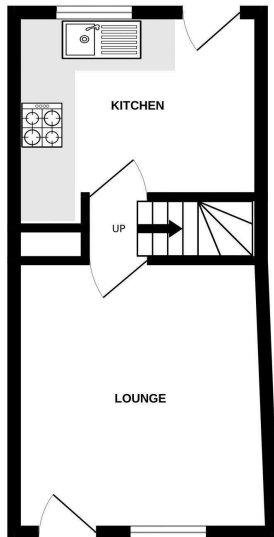
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

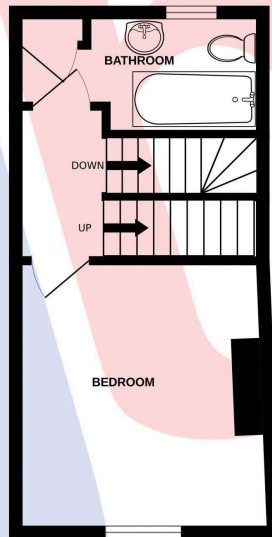
Services/Referral Fees

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. 00007180 12 May 2025

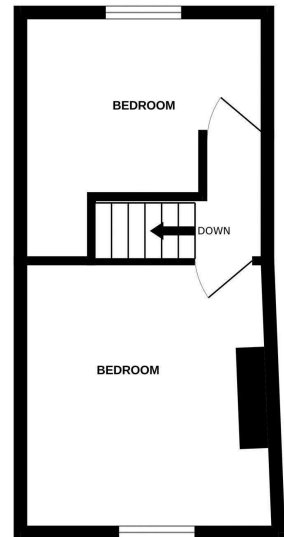
GROUND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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