

Cliff Nook Lane, Newark NG24 1LY



GUIDE PRICE £150,000 to £160,000. A traditional three bedroom terraced property situated a short distance from the town centre and available for purchase with NO CHAIN. In addition to the three bedrooms, there are two well proportioned reception rooms, galley style kitchen, ground floor bathroom and a WC on the first floor. The property is double glazed and has gas central heating.

Guide Price £150,000 to £160,000



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 which is located to the side of the property, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors into the lounge and the dining room. A further door leads down to the cellar. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge 12' 8" x 11' 9" (3.86m x 3.58m)

This nicely proportioned reception room has two windows to the front elevation, the same wood laminate flooring flowing through from the hallway, a ceiling light point and a radiator.

Dining Room 12' 9" x 11' 6" (3.88m x 3.50m)

This second reception room has a window to the rear elevation and a door providing access to the kitchen. To one side of the chimney breast are bespoke fitted storage cupboards. The dining room has the same wood laminate flooring, a ceiling light point and a radiator.

Galley Kitchen 14' 4" x 7' 8" (4.37m x 2.34m)

The galley style kitchen has a window to the side elevation 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, an integrated oven with electric hob and extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room has recessed ceiling spotlights and a radiator. The central heating boiler is located here.

Rear Porch

The rear porch provides access to the bathroom and has a half glazed door leading out to the garden. There is also a useful storage cupboard located here.

Ground Floor Bathroom 7' 5" x 5' 4" (2.26m 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. There are recessed ceiling spotlights, an extractor fan and a heated towel rail.

Cellar 12' 8" x 11' 9" (3.86m x 3.58m)

The staircase leads from the entrance hallway to the cellar which is heated and equipped with power. The cellar provides a useful storage facility.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which provides access to all three bedrooms. Also located on the landing is a separate WC and wash hand basin. The landing has a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One 12' 9" x 11' 9" (3.88m x 3.58m)

An excellent sized double bedroom with a window to the front elevation, painted floorboards, a ceiling light point and a radiator.

Bedroom Two 11' 6" x 9' 5" (3.50m x 2.87m)

Bedroom two has a window to the rear elevation, painted floorboards, a ceiling light point and a radiator.

Bedroom Three 11' 5" x 6' 3" (3.48m x 1.90m)

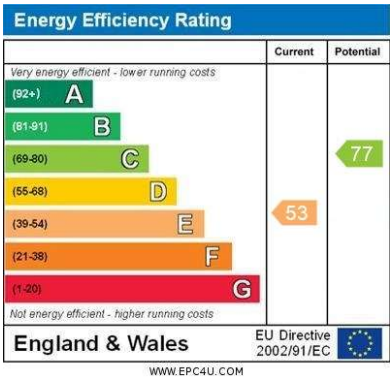
A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Outside

To the rear is a small enclosed courtyard garden which contains a brick outbuilding ideal for storage.

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.

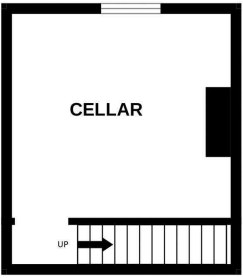
Services/Referral Fees

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

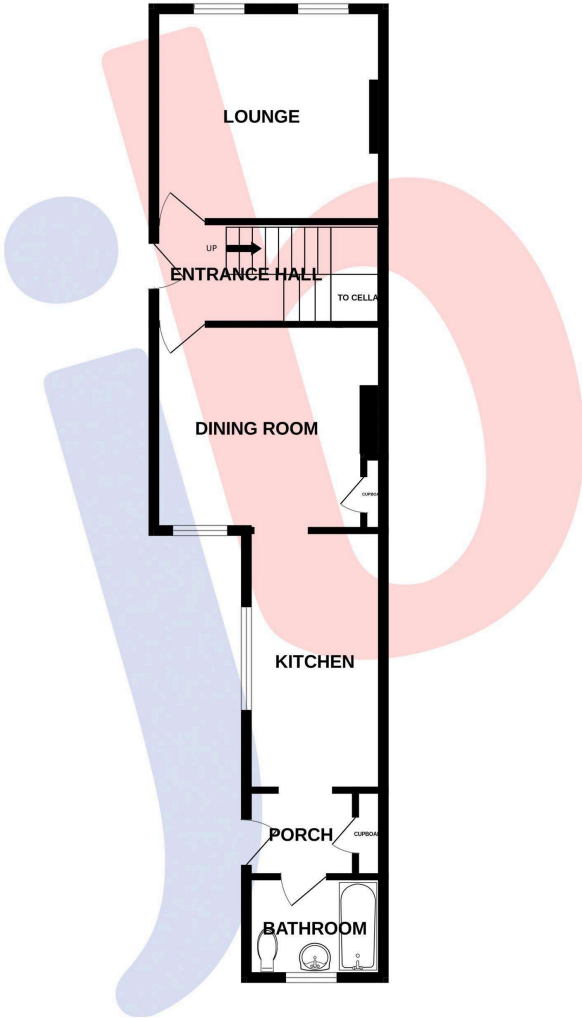
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00005911 03 April 2025



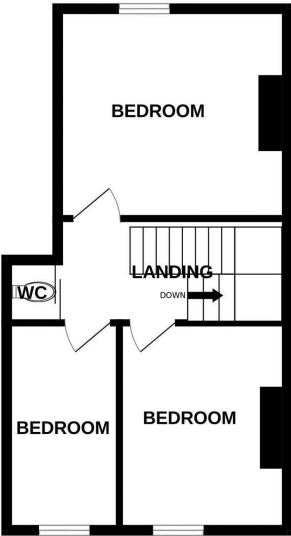
BASEMENT
178 sq.ft. (16.5 sq.m.) approx.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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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