

North Gate, Newark NG24 1HJ

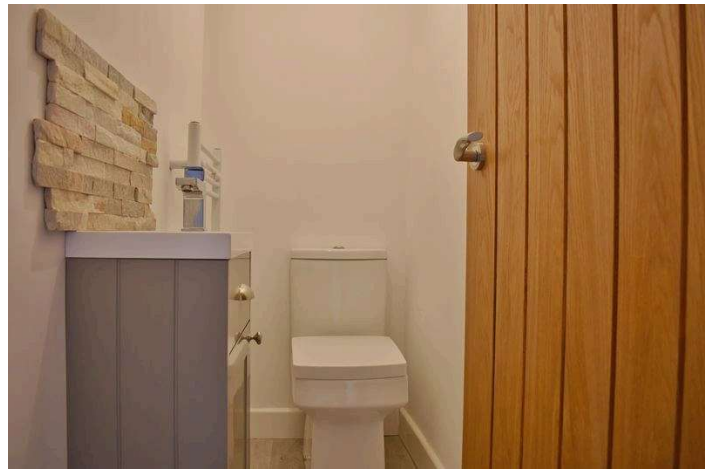


GUIDE PRICE £150,000 to £160,000. A traditional terraced home that has been beautifully and extensively refurbished by the present owner. The accommodation comprises a lounge, well appointed kitchen, utility, ground floor shower room, two bedrooms and a first floor WC. In addition there is an attic room and a cellar. The property is double glazed, has gas central heating 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 hall, Morrisons, Asda, Aldi and Waitrose. Newark also benefits from sports and leisure facilities, together with Newark Golf Club at Coddington. 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 11' 6" x 11' 5" (3.50m x 3.48m)

The lounge has a window to the front elevation and the focal point is the feature fireplace with log burning stove inset. The room has a ceiling light point. The lounge has been opened up to lead into the kitchen.

Area between the Lounge and Kitchen

In this intervening space between the lounge and the kitchen there is a contemporary vertical radiator and a door that provides access to the cellar.

Kitchen 11' 6" x 11' 3" (3.50m x 3.43m)

This superb kitchen has a sash window to the rear elevation and is fitted with an excellent range of bespoke base units complemented with solid wood work surfaces. There is a one and a half bowl sink, and an integrated oven with induction hob. There is also a central island which incorporates further storage and a useful breakfast bar. The kitchen has a ceiling light point. From the kitchen a door provides access to the staircase leading to the first floor and a further door leads to the utility room.

Utility Room 7' 11" x 5' 1" (2.41m x 1.55m)

The utility room has a window to the side elevation and a glazed door leading out into the garden. The room is fitted with a solid wood work surface, above which are further storage cupboards to match those of the kitchen. There is space and plumbing for both a washing machine and a slimline dishwasher, and further space for a vertical fridge/freezer. The utility room has recessed ceiling spotlights, wood laminate flooring and a radiator.

Ground Floor Shower Room 6' 3" x 5' 1" (1.90m x 1.55m)

The shower room has an opaque window to the side and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room has the same flooring flowing through from the utility room, recessed ceiling spotlights, a heated towel rail and an extractor fan.

Cellar 11' 6" x 11' 4" (3.50m x 3.45m)

The cellar has a ceiling light point and provides a useful storage facility.

First Floor Landing

As mentioned, a door in the kitchen opens to reveal the staircase rising to the first floor landing which has doors into two bedrooms and a separate WC. The landing has a useful storage cupboard and a ceiling light point. From the landing a further staircase continues to the attic room.

Bedroom One 11' 6" x 11' 4" (3.50m x 3.45m)

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

Bedroom Two 11' 6" x 8' 3" (3.50m x 2.51m) (at widest points)

A good sized second bedroom with a sash window to the rear elevation, a ceiling light point and a radiator. The central heating boiler is located here.

Separate WC

This room has a WC and a vanity unit with wash hand basin inset and storage beneath. In addition there is a ceiling light point and a heated towel rail.

Attic Room 14' 6" x 11' 6" (4.42m x 3.50m) (at widest points)

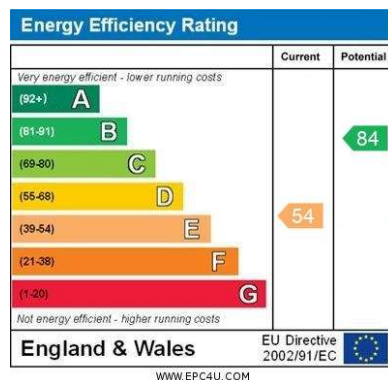
This delightful room is full of character and charm having an exposed chimney breast and roof truss. The room has a Velux window to the rear elevation, a ceiling light point and a radiator.

Outside

To the front is a small enclosed area suitable for the storage of bins etc. and a footpath leads to the front door. To the rear is an enclosed courtyard garden. There is further gated access leading out to Currie Road.

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

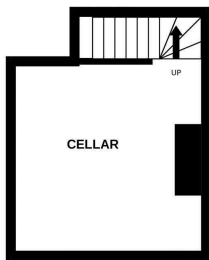
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

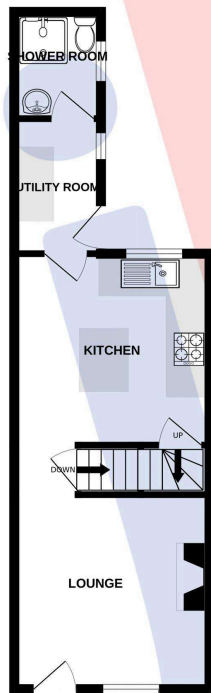
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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 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. 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. 00007220 08 May 2025

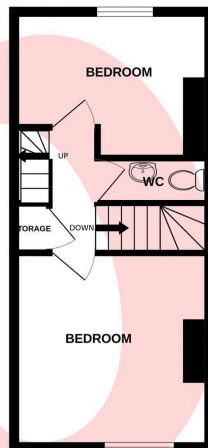
BASEMENT
147 sq.ft. (13.7 sq.m.) approx.



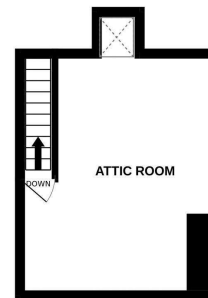
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



2ND FLOOR
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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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