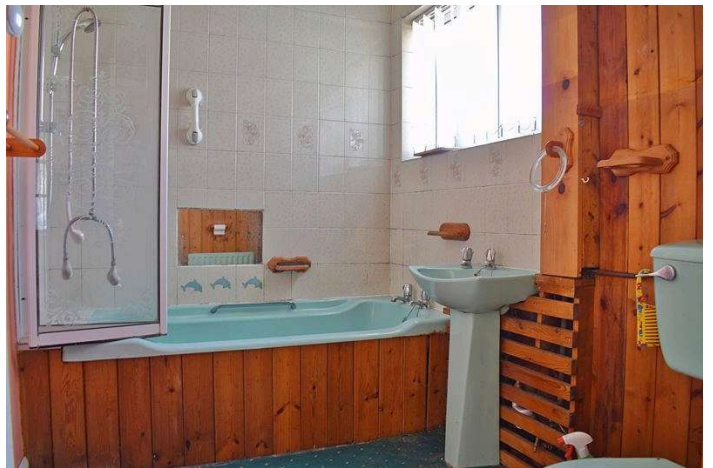


Stanhope Avenue, Newark NG24 2DG



An extended three bedroom semi detached family home situated in a popular location and available for purchase with NO CHAIN. The property is in need of modernisation and is priced accordingly. In addition to the three bedrooms, there is a lounge, dining room, kitchen and ground floor bathroom. There is off road parking, a garage and small workshop, and an enclosed garden to the rear. Double glazing and gas central heating are installed.

£140,000



Situation and Amenities

Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access into the kitchen, lounge and bathroom. There is a ceiling light point and a radiator.

Lounge 14' 2" x 10' 7" (4.31m x 3.22m) (excluding bay window)

This excellent sized reception room has a bay window to the front elevation. The focal point of the lounge is the fireplace with gas fire inset. The room also has wall light points and a radiator. French doors lead through to the dining room.

Dining Room 9' 5" x 9' 2" (2.87m x 2.79m)

The dining room is formed within the extended part of the property and has a window to the rear elevation, a ceiling light point and a radiator.

Bathroom 8' 7" x 5' 11" (2.61m x 1.80m)

The bathroom has an opaque window to the front elevation and is fitted with a coloured suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has a combination of timber panelling and ceramic tiling to the walls, a ceiling light point and a radiator.

Kitchen 14' 11" x 7' 8" (4.54m x 2.34m)

The kitchen has a window to the rear elevation overlooking the garden, and is fitted with a range of wooden base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, a timber panelled ceiling, a ceiling light point and a radiator. The central heating boiler is located here. Saloon style doors lead to the rear hallway.

Rear Hallway

The rear hallway has a window to the rear elevation, a ceiling light point and a radiator. A stable door leads into the back garden.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into the three bedrooms. The landing has a radiator. Access to the loft space is obtained from here.

Bedroom One 14' 4" x 10' 8" (4.37m x 3.25m)

An excellent sized double bedroom with dual aspect windows to the front and rear elevations, a ceiling light point and a radiator. The airing cupboard is located in this bedroom.

Bedroom Two 11' 10" x 6' 11" (3.60m x 2.11m)

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

Bedroom Three 8' 9" x 6' 10" (2.66m x 2.08m)

Bedroom three has a window to the rear elevation, a ceiling light point and a radiator.

Outside

To the front of the property is a hard landscaped garden for ease of maintenance. There is a driveway providing off road parking and this in turn leads to the garage.

Rear Garden

The rear garden is fully enclosed and has a patio area situated adjacent to the rear of the house.

Garage 14' 9" x 12' 2" (4.49m x 3.71m)

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

Workshop 9' 5" x 8' 0" (2.87m x 2.44m)

The workshop is situated adjacent to the garage and has separate access from the rear garden, and a window to the side elevation.

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

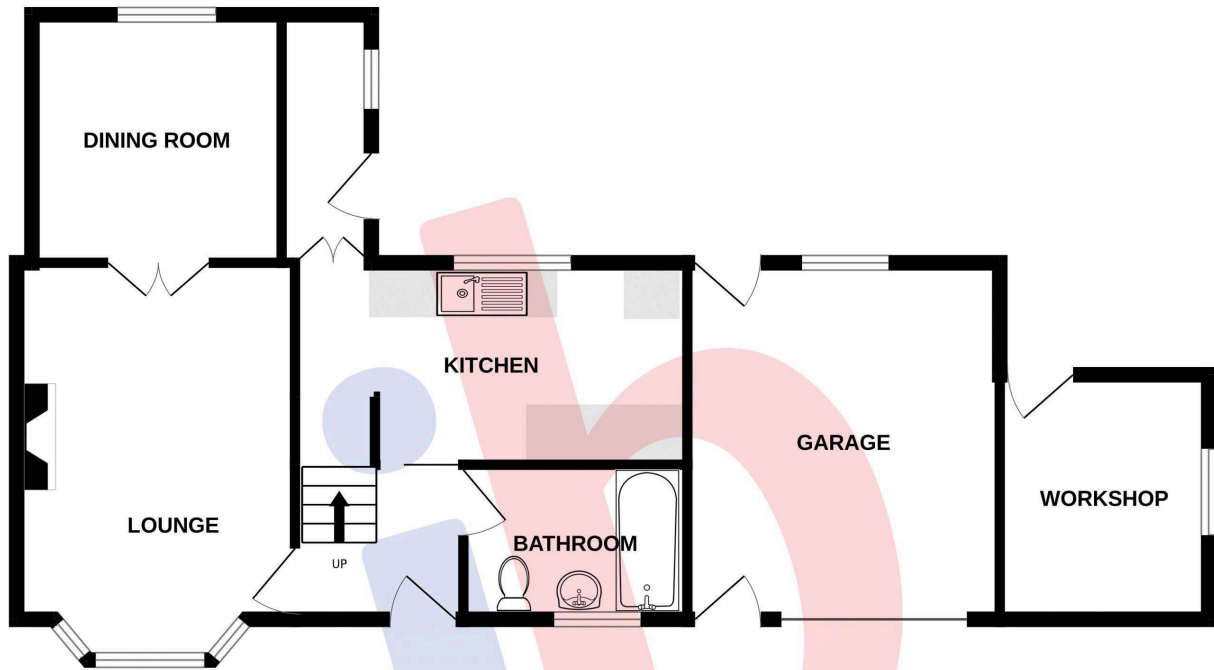
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

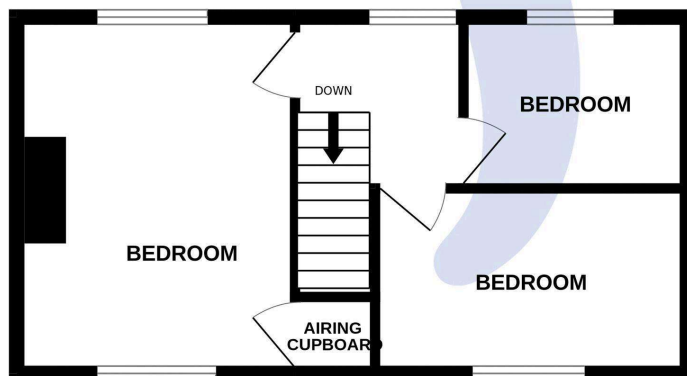
Services/Referral Fees

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. 00007333 30 April 2025

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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