

Hatton Gardens, Newark NG24 4BU



GUIDE PRICE £160,000 to £170,000. A traditional two bedroom mid terrace property available for purchase with NO CHAIN and situated on this popular residential road a short distance from the town centre. In addition to the two double bedrooms, there are two excellent sized reception rooms, a kitchen, rear porch, large first floor bathroom and enclosed garden to the rear. In addition there is a large and useful attic space. The property is predominantly double glazed and has gas central heating.

Guide Price £160,000 to £170,000



Situation and Amenities

The property is situated a short distance from the town centre. 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:

Lounge 13' 1" x 11' 10" (3.98m x 3.60m)

This nicely proportioned reception room has a window to the front elevation. The focal point of the room is the open fireplace (not tested by the agent). The lounge also has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. From here a door opens to the inner hallway.

Inner Hallway

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

Dining Room 13' 0" x 11' 7" (3.96m x 3.53m)

A further excellent sized and well proportioned reception room with a feature fireplace (non working), cornice to the ceiling, wood laminate flooring, a ceiling light point and a radiator. From the dining room a window looks through into the rear porch and a door opening provides access to the kitchen.

Kitchen 13' 8" x 6' 10" (4.16m x 2.08m)

The kitchen has a window to the side elevation and a half glazed door providing access to the rear porch. 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, space for a free standing electric cooker, space and plumbing for a slimline dishwasher and further space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor, a ceiling light point and a radiator.

Rear Porch 5' 2" x 5' 0" (1.57m x 1.52m)

The rear porch has a window looking into the kitchen and provides a useful storage facility for coats etc.

First Floor Landing

The staircase rises from the inner hallway to the first floor landing which has doors into both bedrooms and the bathroom. The landing has stripped floorboards and a ceiling light point.

Bedroom One 13' 1" x 11' 10" (3.98m x 3.60m)

An excellent sized double bedroom with a window to the front elevation, an ornamental fireplace (non working), a ceiling light point and a radiator. Accessed from the useful storage cupboard which is sited above the staircase is a ladder leading up to the attic space.

Bedroom Two 11' 8" x 9' 2" (3.55m x 2.79m)

A further double bedroom with a window to the rear elevation and high level windows to the landing. There is also a ceiling light point and a radiator.

Bathroom 13' 8" x 6' 11" (4.16m x 2.11m)

This large and well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a double width walk-in shower cubicle with mains rainwater head shower. The bathroom has a ceramic tiled floor and part ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail. Located within the bathroom is a useful storage cupboard which also houses the central heating boiler.

Attic Space

The boarded attic space provides approximately 300 sq ft of storage including eaves.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There is a raised decked area which is ideal for outdoor seating and entertaining. Accessed from the rear garden is the utility/storage room.

Utility/Storage Room 6' 10" x 5' 11" (2.08m x 1.80m)

Equipped with power, lighting and plumbing for a washing machine.

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.

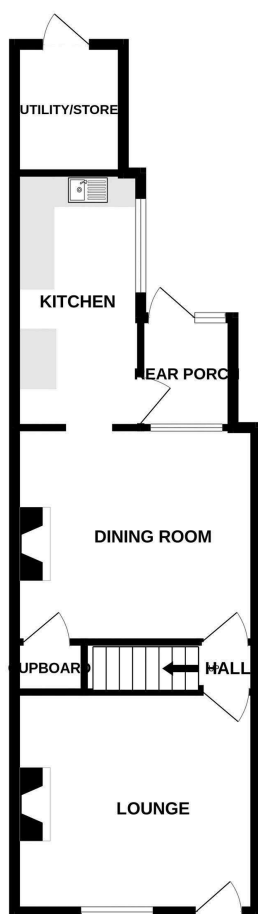
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

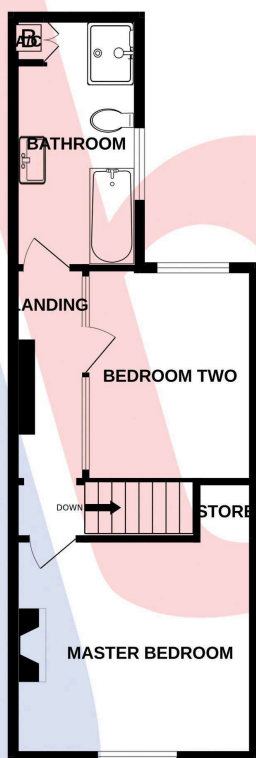
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007488 27 October 2025

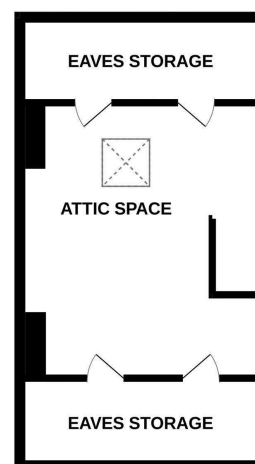
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



ATTIC SPACE
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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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