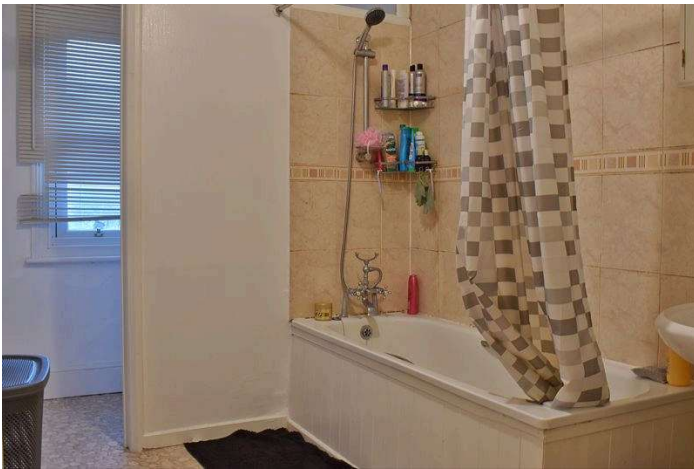


Warburton Street, Newark NG24 1LT



GUIDE PRICE £160,000 to £170,000. A traditional two bedroom terraced home situated on a popular residential road a short distance from Newark town centre. In addition to the two bedrooms, the property has two excellent sized reception rooms, a galley style kitchen, first floor bathroom and an enclosed garden to the rear. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

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 an 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 12' 4" x 11' 7" (3.76m x 3.53m)

This excellent sized and nicely proportioned reception room has a window to the front elevation. The focal point is the fireplace with electric fire inset. The lounge also has a ceiling light point and a radiator. A door provides access to the inner hallway.

Inner Hallway

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

Dining Room 12' 4" x 12' 0" (3.76m x 3.65m)

A further excellent sized reception room having a window to the rear elevation. Once again the focal point is the fireplace with electric fire inset, and to one side are bespoke fitted storage cupboards. There is a further storage cupboard sited beneath the

staircase. The dining room has a ceiling light point, a radiator and a door leading through into the kitchen.

Kitchen 10' 0" x 7' 7" (3.05m x 2.31m)

The galley style kitchen has a window to the side elevation and a door leading out to the garden. A door opening leads through to the utility area. The kitchen is fitted with a good range of base and wall units complemented with roll top work surfaces and metro tiled splash backs. There is a stainless steel sink and an integrated oven with ceramic hob and extractor hood above. The kitchen has a ceiling light point.

Utility Area 7' 7" x 3' 9" (2.31m x 1.14m)

The utility area has a window to the side elevation, a radiator, space and plumbing for a washing machine and further space for a vertical fridge/freezer.

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 three ceiling light points and an ornamental fireplace (non working).

Bedroom One 12' 4" x 11' 11" (3.76m x 3.63m)

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 bedroom and sited above the staircase is a large and useful storage cupboard.

Bedroom Two 12' 0" x 7' 7" (3.65m x 2.31m)

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

Bathroom 13' 9" x 7' 7" (4.19m x 2.31m) (overall dimensions)

The bathroom is sub-divided and within the first portion is a bath with shower mixer tap attachment, and pedestal wash hand basin. There is a useful storage cupboard which also houses the central heating boiler. The bathroom has part ceramic wall tiling, a ceiling light point and a radiator. Within the smaller portion is a window to the rear elevation and the WC.

Outside

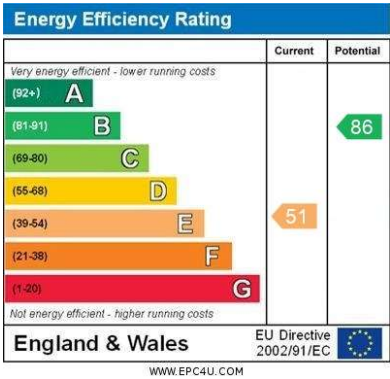
To the front of the property is a small garden area and a footpath leading to the front door.

Rear Garden

Situated adjacent to the rear of the property are two outbuildings (not accessible at time of listing). The rear garden is fully enclosed and laid to lawn.

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

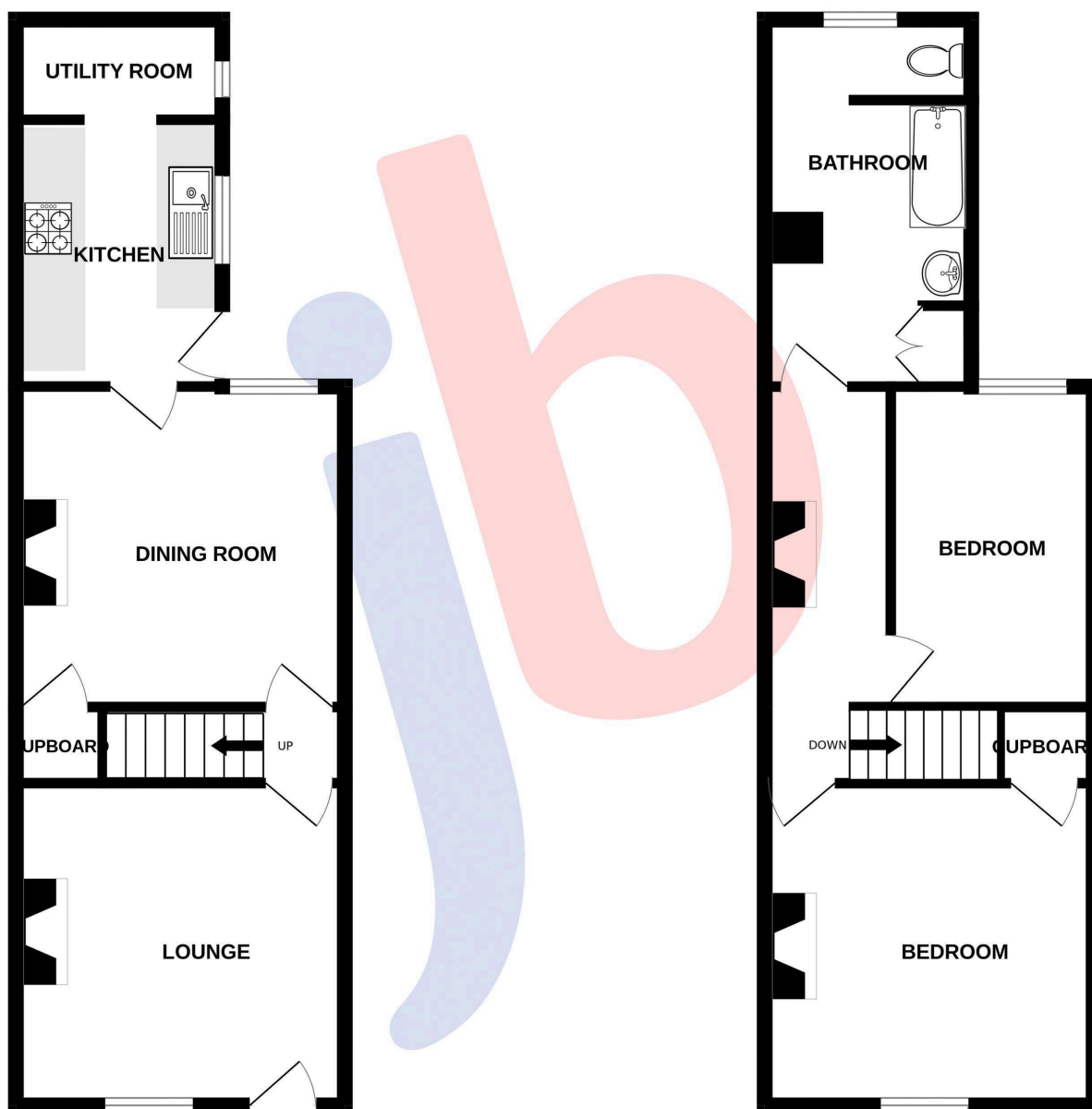
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007486 29 October 2025



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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