

## Brittania Court, Newark NG24 4XN



**GUIDE PRICE £160,000 to £170,000.** A two bedroom semi detached home situated in a quiet enclave of similar properties a short distance from Newark town centre. In addition to the two double bedrooms, the property has an excellent sized lounge, a fabulous dining kitchen, rear porch and first floor shower room. The property is predominantly double glazed and has gas central heating. 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. 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 a useful storage cupboard and a further door through to the lounge.

### Lounge 14' 1" x 13' 10" (4.29m x 4.21m)

This excellent sized and well proportioned reception room has a window to the front elevation, the staircase rising to the first floor and a door leading through to the dining kitchen. The lounge has cornice to the ceiling, two ceiling light points, an electric fire and a radiator.

### Dining Kitchen 14' 1" x 8' 7" (4.29m x 2.61m)

This recently refurbished kitchen has a window to the rear elevation and a half glazed door leading into the rear porch. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with roll top work surfaces and matching splash backs. There is a stainless steel sink, and integrated appliances included an oven with gas hob and extractor hood above, and a dishwasher. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room is of sufficient size to comfortably accommodate a dining table and has recessed ceiling spotlights and a radiator. The central heating boiler is located here.

### Rear Porch 7' 4" x 7' 4" (2.23m x 2.23m)

The rear porch is of timber construction with opaque windows, and a half glazed door providing access to the garden.

### First Floor Landing

As mentioned, the staircase rises from the lounge to the first floor landing which has doors into the two double bedrooms and the shower room. The landing has a ceiling light point. The airing cupboard and access to the roof space are also located on the landing.

### Bedroom One 12' 4" x 11' 3" (3.76m x 3.43m) (excluding wardrobes)

This excellent sized double bedroom has two windows to the front elevation, two fitted double wardrobes, a useful storage cupboard sited above the staircase. cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Two 9' 3" x 7' 9" (2.82m x 2.36m) (excluding wardrobes)

A further double bedroom having a window to the rear elevation, a fitted wardrobe with sliding doors, cornice to the ceiling, a ceiling light point and a radiator.

### Shower Room 5' 10" x 5' 3" (1.78m x 1.60m)

This well appointed shower room has an opaque window to the rear and is fitted with an oversized walk-in shower cubicle with electric shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with contemporary ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

## Outside

To the front of the property is a garden laid primarily to lawn. A footpath leads to the front door and around the side where access is gained to the rear garden. The rear garden is fully enclosed and hard landscaped for ease of maintenance.

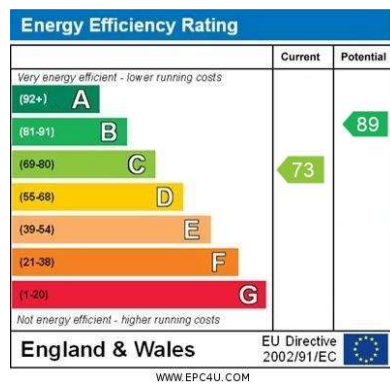
## Single Garage

The single garage is located in a nearby block.

## 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.

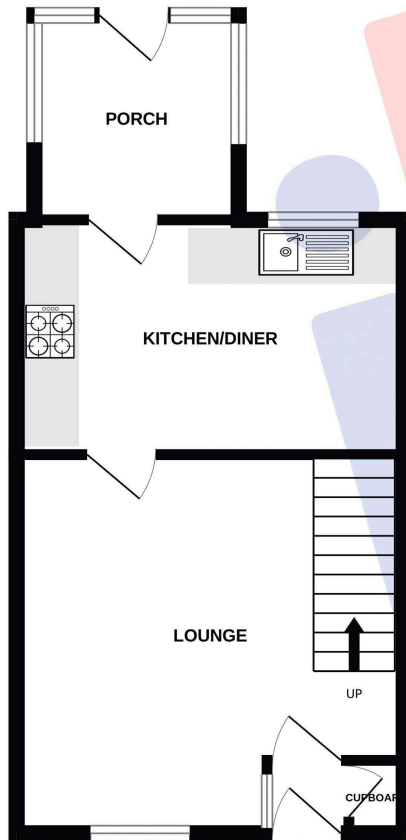
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

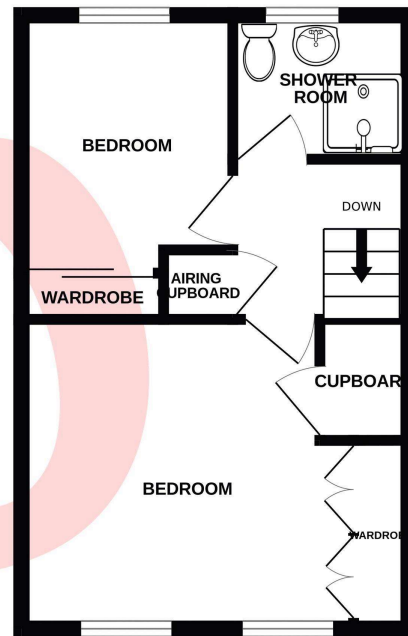
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006101 26 November 2025



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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