

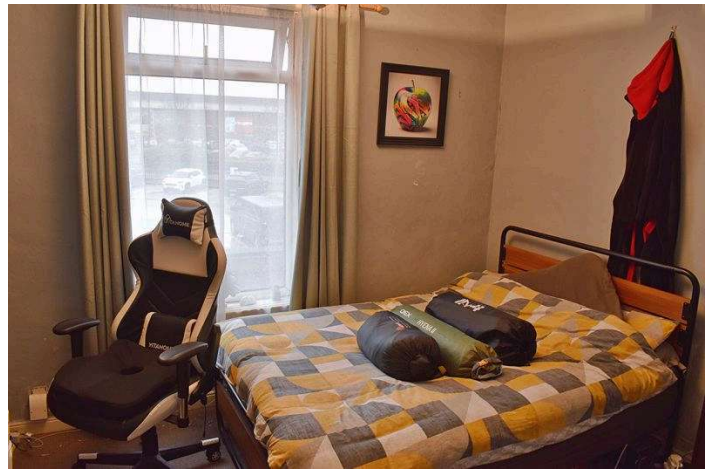
## North Gate, Newark NG24 1HJ



A traditional two bedroom terrace property situated a short distance from Newark town centre and North Gate train station. In addition to the two bedrooms there are two reception rooms, a kitchen, ground floor bathroom and an attic room. There is additional storage space within the cellar. The property is double glazed, gas centrally heated and available for purchase with NO CHAIN.

**£110,000**





### 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:

#### Lounge 11' 6" x 11' 6" (3.50m x 3.50m)

This nicely proportioned reception room has a window to the front elevation, cornice to the ceiling, dado rail, ceiling light point and a radiator. A door leads through to the kitchen.

#### Dining Room 11' 6" x 11' 4" (3.50m x 3.45m)

The dining room has a window to the rear elevation and is open plan through to the kitchen. From the dining room there are two staircases, one leading down to the cellar and the other to the first floor. There is a ceramic tiled floor, a ceiling light point and a radiator.

**Kitchen 7' 7" x 5' 8" (2.31m x 1.73m)**

This galley style kitchen has a window to the side elevation and is fitted with a range of base and wall units. There is a stainless steel sink and space for a free standing electric cooker. The kitchen has the same flooring flowing through from the dining room, a ceiling light point and a radiator. A door opening leads to the rear porch.

**Rear Porch**

The rear porch has a door providing access out to the garden, a ceramic tiled floor and space and plumbing for a washing machine. A further door leads into the ground floor bathroom.

**Bathroom 6' 11" x 5' 7" (2.11m x 1.70m)**

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has the same ceramic tiled floor, part mermaid board to the walls, a ceiling light point and a radiator.

**First Floor Landing**

As mentioned, the staircase rises from the dining room to the first floor landing which has doors into the two principle bedrooms. A further door opens to reveal the staircase leading to the attic room. The landing has a ceiling light point.

**Bedroom One 11' 8" x 11' 6" (3.55m x 3.50m) (at widest points)**

A good sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator. Located to one side of the chimney breast are fitted storage cupboards, one of which houses the central heating boiler. There is a further storage cupboard sited above the staircase leading to the attic room.

**Bedroom Two 11' 7" x 8' 3" (3.53m x 2.51m)**

A further double bedroom having a window to the front elevation, a ceiling light point and a radiator. The room also has a fitted wardrobe located to one side of the chimney breast.

**Attic Room 11' 7" x 11' 0" (3.53m x 3.35m) (at widest points)**

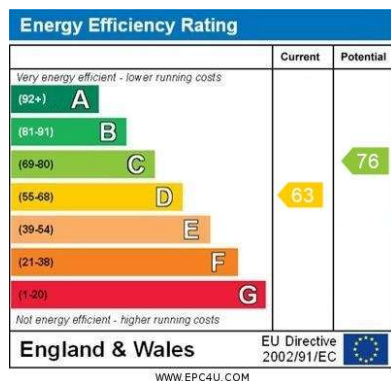
The attic room has a skylight window to the rear, a fitted storage cupboard sited above the staircase, a ceiling light point and a radiator.

**Outside**

To the rear, situated adjacent to the back door, is a small courtyard.

**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.

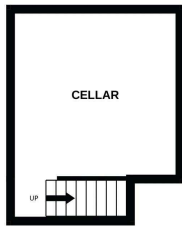
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## Services/Referral Fees

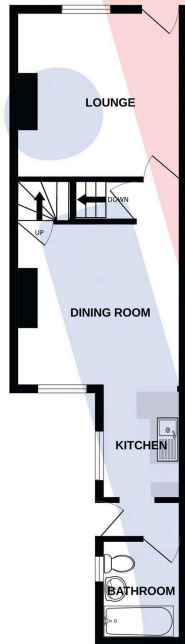
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007551 05 December 2025



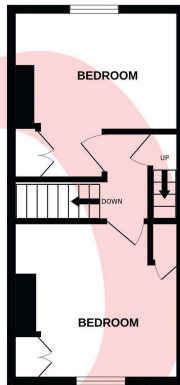
BASEMENT  
195 sq.ft. (14.4 sq.m.) approx.



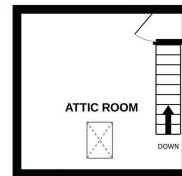
GROUND FLOOR  
381 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR  
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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