



8 Bridge Cottages, Barnby Road

Newark, NG24 2ND



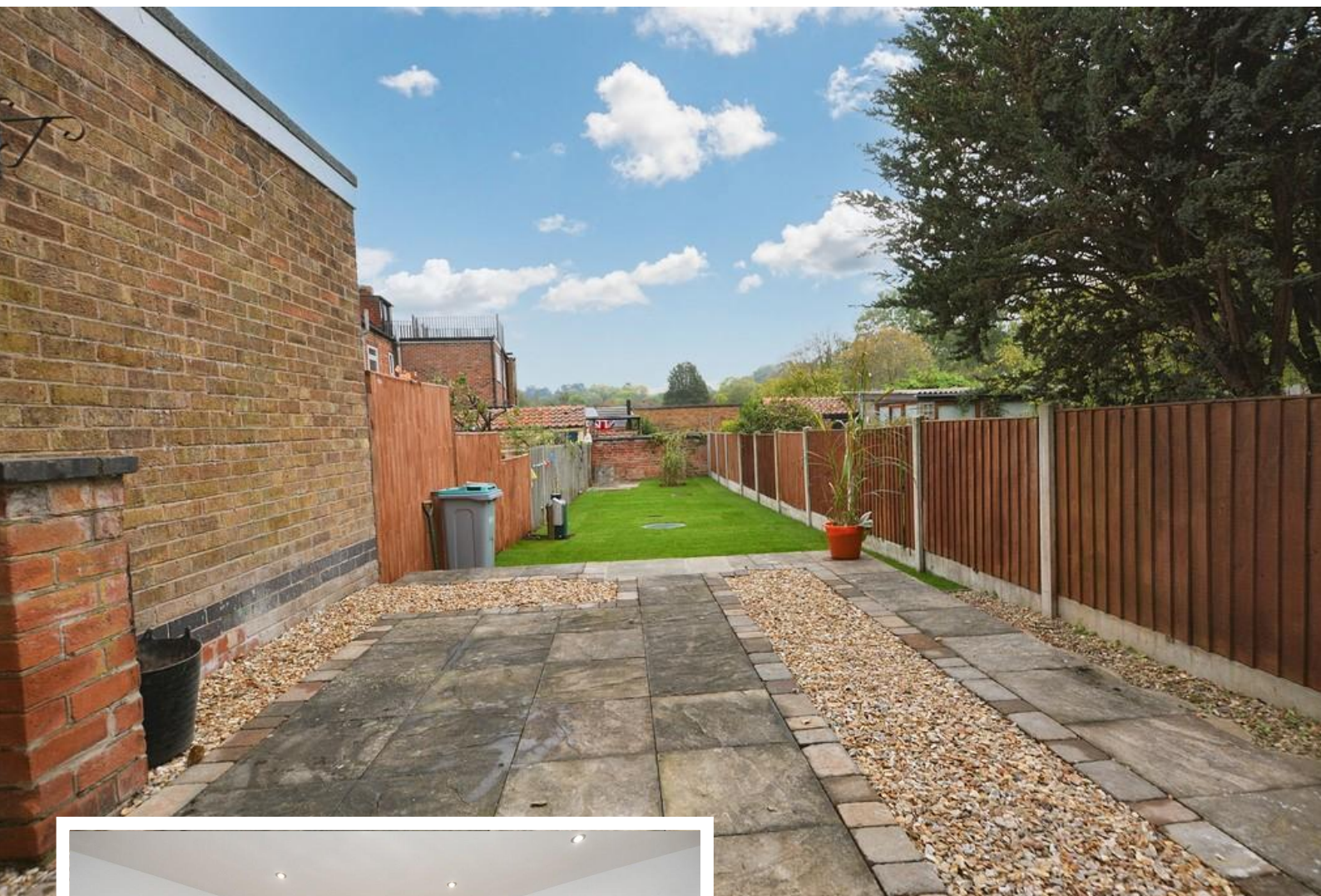
Book a Viewing

£130,000

No Onward Chain – Modernised Mid-Terraced Home. Ideal First-Time Buy or Investment. Located on the outskirts of Newark, this well presented mid-terraced property is offered with no onward chain, making it an excellent opportunity for first time buyers, downsizers, or investors alike. The accommodation comprises: comfortable lounge, modern fitted breakfast kitchen, cellar, two good-sized bedrooms and contemporary shower room. Outside the property benefits from a fully enclosed rear garden with a lawned area and large patio – perfect for outdoor dining and entertaining. Location highlights: Easy access to Barnby Road Academy Primary and Nursery School, close to Magnus Academy, within walking distance to Newark Northgate Train Station, ideal for commuters. Don't miss this opportunity to purchase a move-in-ready home in a sought-after location.



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SERVICES

Mains electricity, water and gas services available with sewerage to a septic tank source. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



ACCOMMODATION

LOUNGE

11' 3" x 10' 4" (3.43m x 3.15m) UPVC door gives access to lounge with double glazed window to front elevation, radiator, fireside cupboard and door to inner hallway

INNER HALLWAY

With stairs off to first floor landing and door to breakfast kitchen.

BREAKFAST KITCHEN

11' 3" x 11' 3" (3.43m x 3.43m) With a range of wall and base units, work surfaces over, splash tiled surround, inset stainless steel single drainer sink unit, electric oven, electric hob over, extractor fan, spaces for washing machine and fridge freezer, radiator, double glazed window, double glazed door to rear garden and door off to steps which lead down to the cellar.

CELLAR

11' 4" x 10' 6" (3.45m x 3.2m) With light and power.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

11' 5" x 11' 1" (3.48m x 3.38m) With double glazed window to rear elevation, radiator and over stairs storage cupboard which houses the gas central heating boiler.

BEDROOM 2

9' 10" x 7' 4" (3m x 2.24m) With double glazed window to front elevation, radiator, cast iron fireplace and access to roof space.

SHOWER ROOM

4' 11" x 10' 4" (1.5m x 3.15m) With double width shower, drench head and hand held shower unit, fully tiled shower cubicle, low level WC, pedestal wash hand basin with splash tiling, heated towel rail and double glazed opaque window to front elevation.

OUTSIDE

Street parking with gated side access with side passageway and light to totally enclosed rear garden, mainly lawned, raised flagstone patio area, external light, external tap and septic tank.

NOTE

Locked gate side passageway allows access to the rear of No8 Bridge Cottages as well as pedestrian access only to No9 Bridge Cottages via a further hand gate.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

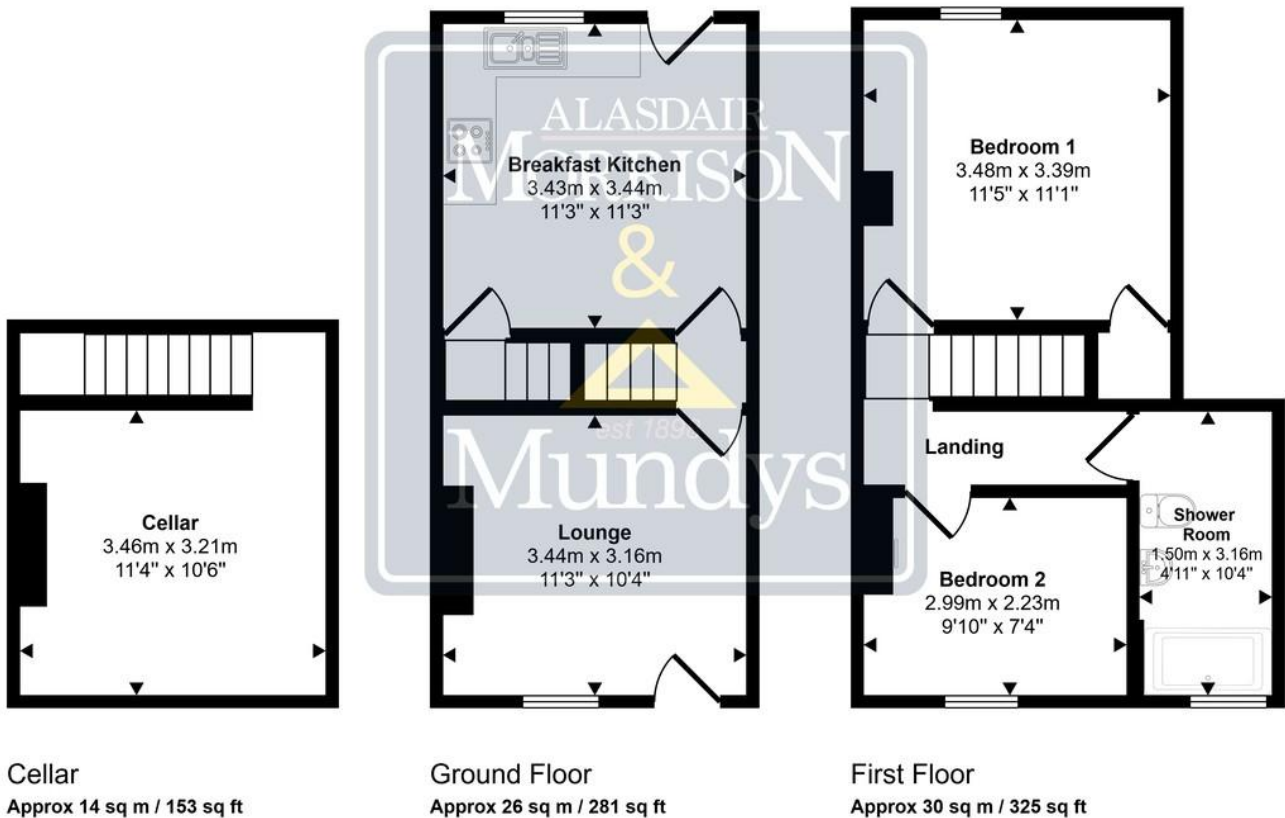
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
70 sq m / 758 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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