

Mill Green, Newark NG24 2HU



GUIDE PRICE £155,000 to £160,000. A modern two bedroom townhouse in a small enclave of similar properties, located a short distance from Newark town centre. In addition to the two bedrooms, the property has a good sized lounge, a breakfast kitchen and a first floor bathroom. There is an enclosed garden to the rear. The property has gas fired central heating and is triple glazed.

Guide Price £155,000 to £160,000



Situation

Newark-on-Trent boasts one of the finest Georgian market squares in the UK and has many wonderful places to stay. It is a market town steeped in history with a dramatic castle and two museums. Oliver Cromwell fought battles against the Royalists just outside Newark and King John was poisoned and died at the Castle. Newark has a year-long programme of events from Continental Markets, Jazz & Food Festivals and Carnivals to Civil War re-enactments. There is a large selection of independent retailers and high street stores offering an eclectic mix of goods and services. Many of the shops face onto the historic market place which has regular open air markets. Newark is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

Accommodation

The front door leads directly into the lounge.

Lounge 12' 7" x 11' 6" (3.83m x 3.50m)

A nicely proportioned reception room with a square bay window to the front elevation and a large door opening leading through to the breakfast kitchen. From the lounge the staircase rises to the first floor. The lounge has wood laminate flooring, a ceiling light point and a radiator.

Breakfast Kitchen 15' 6" x 8' 8" (4.72m x 2.64m)

The breakfast kitchen has a window to the rear elevation and an opaque glazed door providing access to the garden. The kitchen area itself is fitted with a good range of base units, with contrasting roll top work surfaces and matching splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The central heating boiler is located within the kitchen area. The breakfast kitchen is of sufficient size to comfortably accommodate a dining table, and has wood laminate flooring, cornice to the ceiling, two ceiling light points and a radiator.

First Floor Landing

As previously mentioned, the staircase rises from the lounge to the first floor landing which provides access to both bedrooms and the bathroom. Access to the loft space is also obtained from here. The landing has a ceiling light point.

Bedroom One 12' 2" x 11' 1" (3.71m x 3.38m)

An excellent sized double bedroom with a window to the front elevation overlooking the green. This bedroom has wood laminate flooring, a ceiling light point and a radiator.

Bedroom Two 9' 4" x 9' 1" (2.84m x 2.77m)

A double bedroom with a window to the rear elevation overlooking the garden. This bedroom also has wood laminate flooring, a ceiling light point and a radiator.

Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

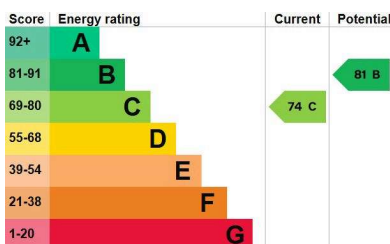
The bathroom has an opaque window to the rear elevation, and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is enhanced with ceramic wall tiling, LVT flooring and recessed ceiling spotlights. In addition there is a heated towel rail and an extractor fan.

Outside

The property has pedestrian access only to the front, making it particularly tranquil. The front garden is enclosed by a picket fence. The rear garden is fully enclosed and tiered in design, with a tiered seating area adjacent to the external door from the kitchen, this provides an ideal outdoor seating and entertaining area. There is also a small lawned area. The timber garden shed is included within the sale.

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

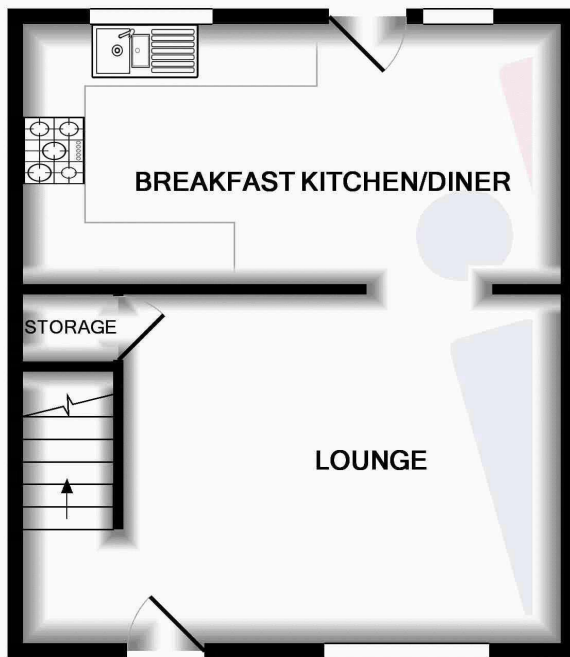
Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

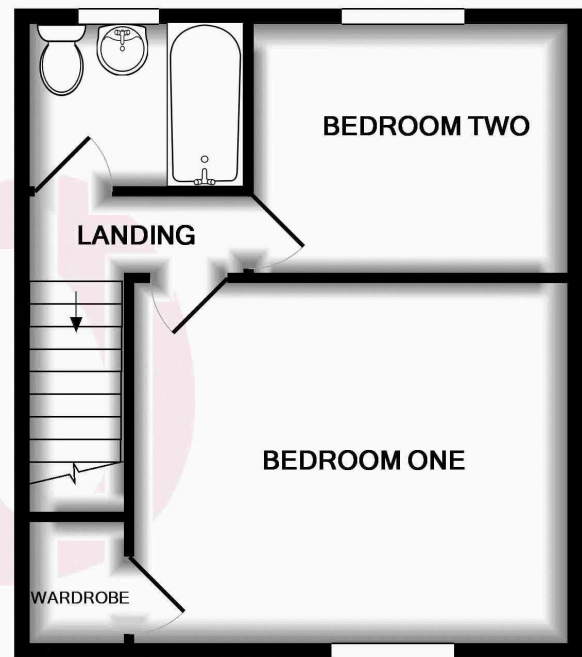
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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: JMP Solicitors - £180.00 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. 00007744 11 June 2026



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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