



25 Hounsfield Close

Newark, NG24 2LR

Offers In Excess Of £110,000

An ideal first home or excellent buy-to-let opportunity. Located within a cul-de-sac, this stylish one-bedroom quarter house is perfectly positioned for easy access to the A1, town centre and mainline railway stations. The property opens into an Entrance Hallway with access to a newly re-fitted Bathroom, glazed double doors lead through to a bright Open-Plan Living Area, enhanced by a striking double-height ceiling and Velux window allowing plenty of natural light. The Kitchen is fitted with a range of white units and offers space for appliances. A staircase leads to the Mezzanine-style Double Bedroom, complete with built-in wardrobe and window. Outside, the property enjoys a garden area at the front together with allocated off-road parking to the rear.



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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

ENTRANCE LOBBY

With double doors to living room and door to bathroom.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.69m) A newly re-fitted suite comprising a panelled bath with an electric shower over and screen, low level WC and wash hand basin with vanity unit, tiled splashbacks, extractor, wall mounted electric blow heater and uPVC double glazed opaque window.

LIVING ROOM

13' 3" x 12' 1" (4.06m x 3.7m) With uPVC double glazed windows, stairs to the galleried first floor bedroom, wall mounted electric heaters, double glazed skylight windows and open plan to kitchen area.

KITCHEN

6' 6" x 6' 6" (1.99m x 1.99m) Fitted with white wall and base units with a work surface incorporating a sink with a stainless steel tap, under counter space for a fridge, under counter space and plumbing for a washing machine, space for a cooker, stainless steel extractor hood, tiled splashbacks and a wall mounted electric blow heater.

BEDROOM

13' 2" x 8' 2" (4.02m x 2.5m) A galleried room with built-in wardrobe, built-in airing cupboard housing the hot water cylinder, uPVC double glazed window, electric wall mounted heater and access to loft space.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – D

COUNCIL TAX BAND – A

LOCAL AUTHORITY – Newark and Sherwood District Council

TENURE – Freehold.

BROADBAND – Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE – Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS – By prior appointment through Alasdair Morrison and Mundys.

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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](https://www.mundys.net/refer-ef/)

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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.

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