

Valley Prospect, Newark NG24 4QU



GUIDE PRICE £220,000 to £230,000. A two/three bedroom detached bungalow situated in a very popular residential location. The accommodation comprises a lounge, kitchen, dining room/bedroom three, two further bedrooms, a conservatory and shower room. There is off road parking for several vehicles, a detached garage and gardens to the front and rear. The property would benefit from some updating and is available for purchase with NO CHAIN. Double glazing and gas central heating are installed.

Guide Price £220,000 to £230,000





Situation and Amenities

This property is available for purchase with no onward chain, and is situated in a sought after residential location on the outskirts of 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 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 Porch

The entrance porch has windows on all sides, and a door leading into the reception hallway.

Reception Hallway

The reception hallway has laminate flooring, storage cupboards and a radiator. From the hallway there are doors leading into the lounge, the dining room/bedroom three, two bedrooms and the shower room.

Lounge 15' 3" x 11' 3" (4.65m x 3.44m)

This excellent sized reception room has dual aspect windows to the front and side elevations, a fireplace with gas fire and two radiators.

Dining Room/Bedroom Three 10' 7" x 6' 11" (3.22m x 2.1m)

The dining room has a radiator, doors into the conservatory and a doorway into the kitchen.

Conservatory 10' 5" x 7' 8" (3.17m x 2.34m)

The conservatory is of dwarf brick wall construction with a upvc frame. There is a radiator and rubber matt flooring.

Kitchen 11' 2" x 9' 0" (3.4m x 2.75m)

The kitchen has a window to the side elevation and has recently been re-fitted with wall and base units and an electric hob. There is also a radiator and a door leading out into the garden. The central heating boiler is located here. Agent's note: The kitchen is in need of completing.

Bedroom One 11' 5" x 10' 11" (3.49m x 3.32m)

A superb sized double bedroom bedroom with a window overlooking the garden, a radiator and a fan.

Bedroom Two 11' 5" x 8' 11" (3.49m x 2.72m)

A further good sized double bedroom with a window to the front elevation and a radiator.

Shower Room 7' 10" x 5' 2" (2.38m x 1.58m)

The shower room has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with electric shower, WC and wash hand basin. There is also a small mirrored cabinet unit, an extractor fan, a radiator and vinyl flooring.

Outside

The property has gardens to the front and rear. There is a carport, off road parking for several vehicles, a detached garage and separate store.

Detached Garage

Council Tax

The property is in Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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. 00007770 22 July 2026



GROUND FLOOR

