



## 7 Stanley Terrace

Newark On Trent, NG24 2JA



Book a Viewing

### Offers in Excess of £140,000

Tucked away on the outskirts of town, this charming Period Terrace offers the benefit of off-street parking and easy access to the A1, while enjoying all of Newark's excellent amenities and transport links, including direct rail services to London. The home opens with an Entrance Porch leading into a welcoming Living Room where a log-burning stove creates a warm and inviting focal point. The Kitchen Diner features a Range-style cooker and connects to a Rear Lobby and a Ground Floor Bathroom. Upstairs, there are three well proportioned Bedrooms on the first floor, and the boarded loft, complete with a radiator, offers useful additional space. Low maintenance enclosed gardens to both the front and rear provide attractive, manageable outdoor areas, rounding off this appealing home.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A (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

### ENTRANCE PORCH

10' 10" x 5' 5" (3.3m x 1.65m) With uPVC double glazed doors, uPVC double glazed windows, double glazed skylight window and inset spotlight.

### LIVING ROOM

11' 9" x 11' 7" into recess (3.58m x 3.53m) With uPVC double glazed window, coving to the ceiling, enclosed stairs to the first floor, laminate flooring, log burning stove.

### KITCHEN/DINER

11' 9" x 11' 7" (3.58m x 3.53m) Fitted with a range of wall and base units, a work surface incorporating a sink unit with a stainless steel mixer tap, tiled splash backs, laminate flooring, radiator, spaces for a free standing fridge freezer and washing machine, Range style cooker with a five ring gas hob, coving to the ceiling, feature beam, window to the rear elevation and door to rear lobby.

### REAR LOBBY

With uPVC double glazed opaque door to the rear garden, built-in storage cupboards, laminate flooring and door to bathroom.

### BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m) Fitted with a white suite comprising a bath with a mixer shower attachment, low level WC and wash hand basin with a vanity unit, vertical radiator, tiled walls and a uPVC double glazed opaque window to the side elevation.

### LANDING

With access to the boarded loft, inset spotlights and doors to the bedrooms.

### BEDROOM ONE

11' 11" x 10' 8" plus recess (3.63m x 3.25m) With uPVC double glazed window to the front elevation, radiator, built-in wardrobes and feature cast iron fireplace.

### BEDROOM TWO

11' 11" x 8' 10" into recess (3.63m x 2.69m) With uPVC double glazed window to the rear elevation, radiator and built in storage cupboard.

### BEDROOM THREE

9' 4" x 5' 11" (2.84m x 1.8m) With uPVC double glazed window to the rear elevation and a radiator.

### OUTSIDE

There is parking at the front and gated access to an enclosed artificial lawn with a paved pathway, paved patio and border for plants and shrubs. To the rear there is an enclosed garden with artificial lawn, gated access, a shed and open log store. A private road provides access to a shared parking area, both of which are owned by the 8 houses on the Terrace. This private space is maintained by the residents.





#### 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](http://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, Calum 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.

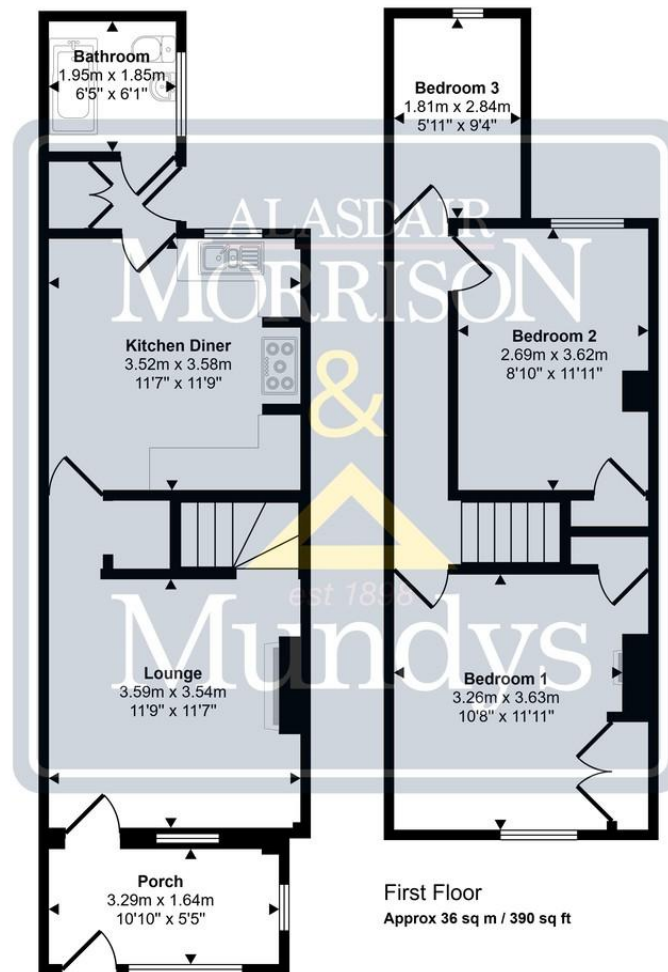
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Approx Gross Internal Area  
79 sq m / 851 sq ft



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