Vernon Street, Newark NG24 1PW



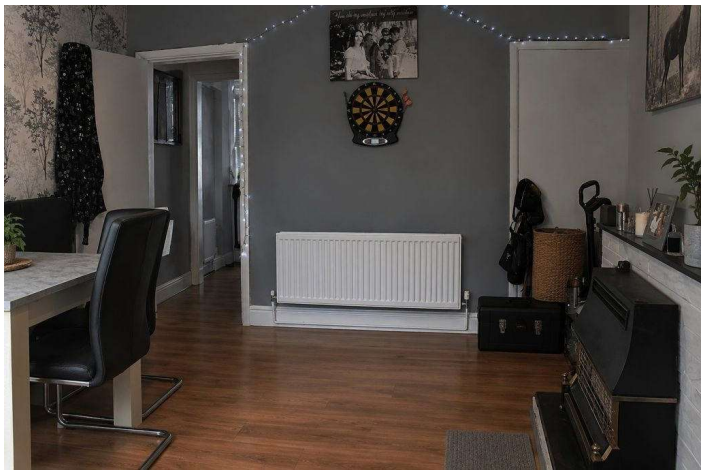
GUIDE PRICE £130,000 to £140,000. A traditional three bedroom mid terrace property situated a short distance from Newark town centre and train stations, ideal for the first time buyer or investor. In addition to the three bedrooms there is a good sized lounge, a dining room, kitchen, ground floor WC, small utility area and first floor bathroom. The rear garden is of an excellent size, and double glazing and gas central heating are installed. **AVAILABLE FOR PURCHASE WITH NO CHAIN.**

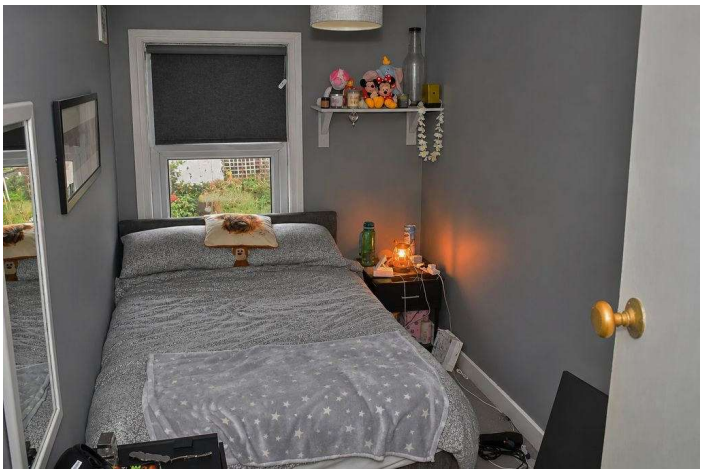
Guide Price £130,000 to £140,000

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Situation and Amenities

This property is situated in a residential location in the market town of Newark on Trent. 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:

Lounge *12' 0" x 11' 7" (3.67m x 3.53m)*

A good sized and well proportioned reception room with a window to the front elevation, laminate flooring, a ceiling light point and a radiator. An opening leads through to an inner hallway.

Inner Hallway

The inner hallway has the staircase rising to the first floor and a door leading into the dining room. The hallway has continuation of the laminate flooring.

Dining Room *12' 1" x 11' 6" (3.69m x 3.51m)*

A further good sized and well proportioned reception room having a window to the rear elevation. The focal point of the room is the fireplace with inset feature shelving and a gas fire. The dining room also has an under-stairs storage cupboard, laminate flooring, a ceiling light point and a radiator. A large opening leads through to the kitchen.

Kitchen *9' 6" x 9' 4" (2.89m x 2.85m)*

The kitchen has a window and a glazed door to the side elevation, and is fitted with a range of wall and base units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and an integrated oven with gas hob and extractor hood above. The kitchen has a ceramic tiled floor, a ceiling light point and an opening into an inner lobby.

Inner Lobby

The inner lobby has a doorway leading into the ground floor WC and an opening into a small utility area. The lobby has a ceramic tiled floor.

Ground Floor WC *3' 7" x 2' 11" (1.08m x 0.9m)*

This room has an opaque window to the side elevation and is fitted with a WC. The room has vinyl flooring and a ceiling light point.

Utility Area *6' 9" x 3' 11" (2.06m x 1.19m)*

The utility area has an opaque window to the side elevation, a work surface, a ceiling light point and a ceramic tiled floor. There is space and plumbing for a washing maching and further space for a vertical fridge/freezer. The central heating boiler is located here.

First Floor Landing

As mentioned, the staircase rises from the inner hallway to the first floor landing which has doors into the three bedrooms and the bathroom.

Bedroom One *12' 1" x 12' 1" (3.69m x 3.69m)*

A great sized double bedroom with a window to the front elevation, a storage cupboard, a ceiling light point and a radiator.

Bedroom Two *13' 2" x 6' 7" (4.01m x 2.01m)*

This good sized second bedroom has a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three *7' 7" x 5' 11" (2.31m x 1.80m)*

Bedroom three has a window to the rear elevation, a ceiling light point and a radiator.

Bathroom *7' 7" x 5' 11" (2.30m x 1.80m)*

The bathroom is fitted with a suite comprising bath with shower mixer tap attachment, wash hand basin and WC. The room has vinyl flooring, a ceiling light point and an extractor fan.

Outside

To the front of the property is access to a side passageway which in turn leads to the rear entrance door from the kitchen. To the rear of the property is a small paved courtyard and an outside tap. There is a small storage outbuilding which was the former coal shed. An alleyway provides a bin storage area, and beyond that is a good sized rear garden which is predominantly laid to lawn and has an array of small shrubs. There is a garden shed and a paved area for dining.

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.

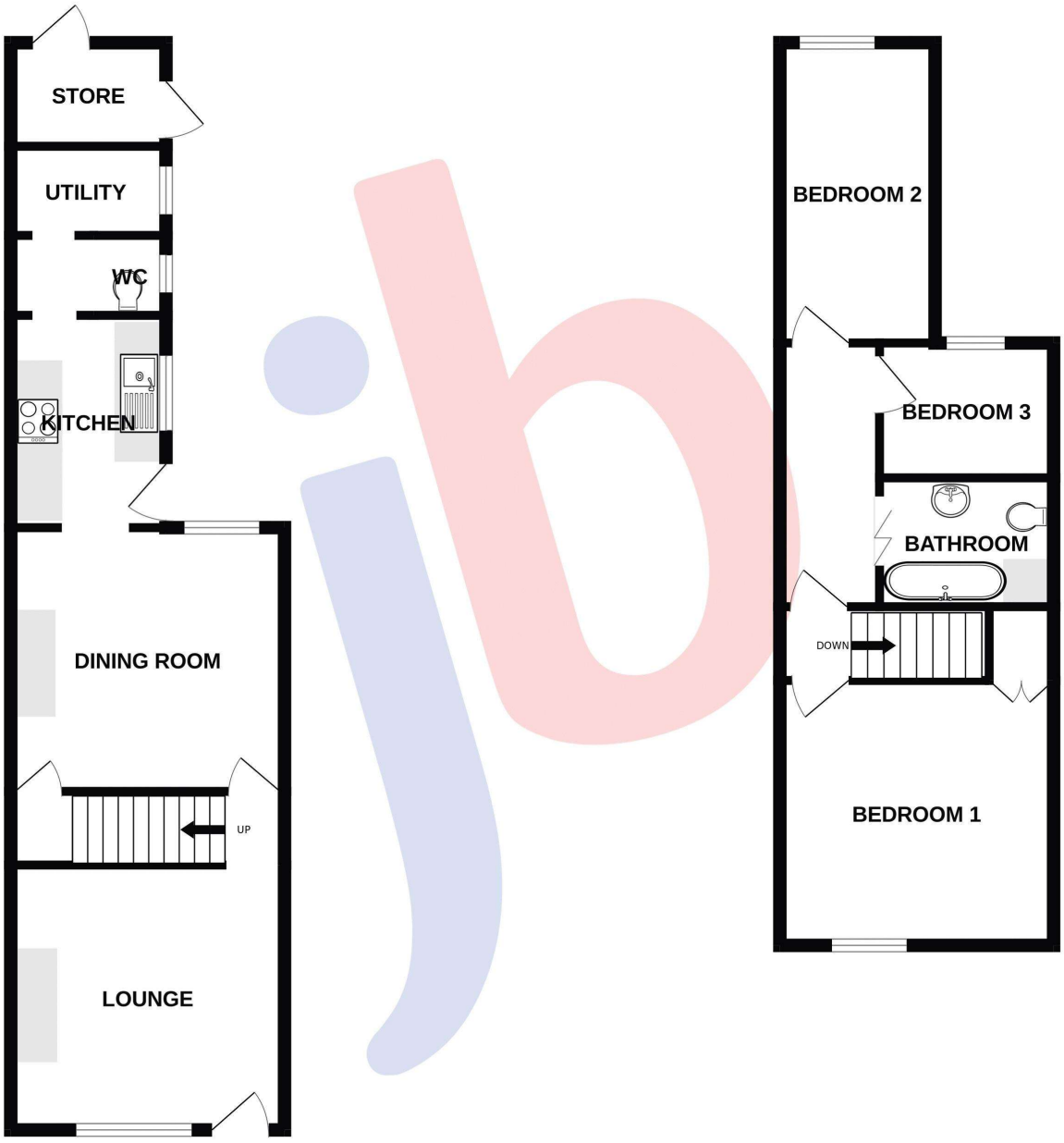
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007919 11 November 2026

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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