

Jon Brambles

ESTATE AGENTS



Harcourt Street, Newark NG24 1RF



GUIDE PRICE: £300,000 to £325,000. A splendid mid Victorian terraced home situated on this highly desirable and sought after road a short distance from Newark town centre. This wonderful period home not only provides spacious four bedroom accommodation across four floors, but retains a wealth of character and charm. The property has a delightful rear garden with summerhouse and greenhouse, is double glazed and has gas central heating. Early viewing is essential to appreciate this beautiful home.

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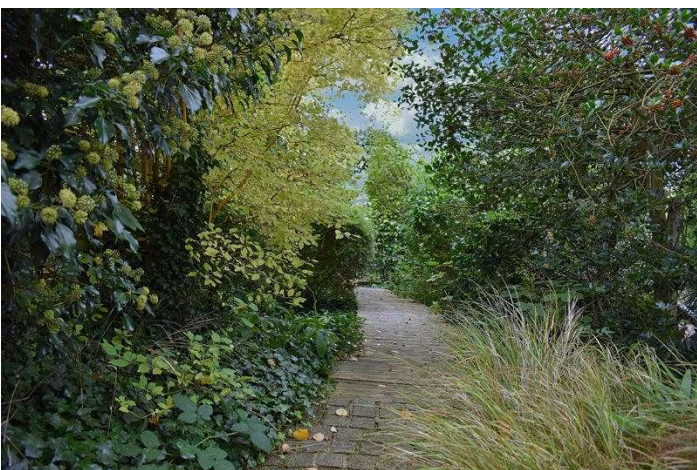
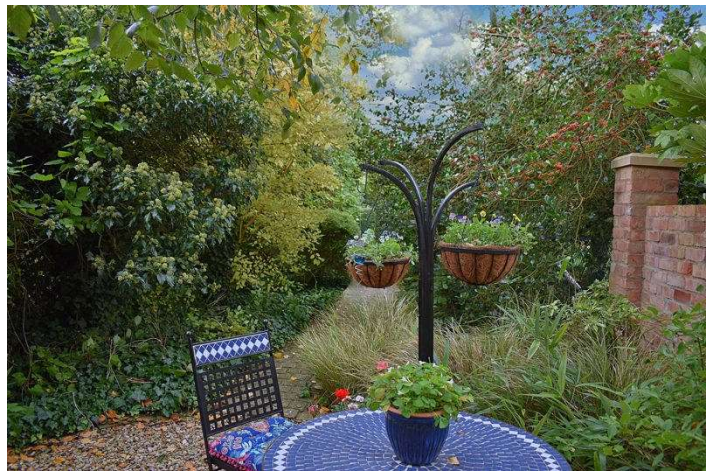
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Situation and Amenities

The property is situated a short distance from Newark town centre. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor, and doors providing access to the lounge and dining room. The hallway has a ceramic tiled floor, two ceiling light points and a radiator.

Lounge 11' 11" x 11' 8" (3.63m x 3.55m) (excluding bay window)

This delightful reception room has a bay window to the front elevation. The focal point of the lounge is the feature fireplace with tiled hearth. The room has a lofty ceiling with cornice, both wall and ceiling light points, deep wooden skirtings, wood laminate flooring and a radiator. This room is currently utilised as a ground floor bedroom.

Dining Room 11' 11" x 10' 5" (3.63m x 3.17m) (excluding fitted cupboards)

This superb reception room has a window to the rear elevation and a door opening through to the kitchen. The dining room has a feature fireplace with log burning stove inset, and either side of the chimney breast are bespoke fitted storage cupboards. This room is currently utilised as an additional sitting room and has a ceiling light point and a radiator. From here a door leads down into the cellar.

Cellar 12' 0" x 11' 10" (3.65m x 3.60m)

A staircase leads from the dining room into the cellar which is equipped with power and lighting.

Breakfast Kitchen 15' 7" x 11' 0" (4.75m x 3.35m) (at widest points)

This delightful breakfast kitchen is informally sub-divided by a large opening, and is of sufficient size to accommodate a dining table. The kitchen has a window overlooking the rear garden and glazed French doors leading out to the patio. The kitchen is fitted with free standing units with complementing solid wood work surfaces. There is a one and a half bowl stainless steel sink and space for a gas fired range cooker (the one in-situ is available by separate negotiation). There is also space and plumbing for a washing machine. The kitchen has a tiled floor, recessed ceiling spotlights and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into two bedrooms and the bathroom. From the first floor landing the staircase continues to the second floor.

Bedroom One 15' 1" x 12' 0" (4.59m x 3.65m) (excluding bay window)

A large double bedroom having a bay window to the front elevation, a feature fireplace (non working), stripped wooden floorboards, a ceiling light point and a radiator. This room is currently utilised by the present owners as a lounge/office.

Bedroom Three 11' 11" x 9' 1" (3.63m x 2.77m)

A further double bedroom with a window to the rear elevation. Once again this room has an ornamental fireplace (non working), and to one side of the chimney breast are bespoke fitted storage cupboards and shelving. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 8' 9" x 6' 9" (2.66m x 2.06m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling and also has a ceiling light point, an extractor fan and a radiator. Located within the bathroom is a storage cupboard which houses the central heating boiler.

Second Floor Landing

The second floor landing has a window to the rear elevation and provides access to two further bedrooms and the loft space.

Bedroom Two 14' 11" x 11' 11" (4.54m x 3.63m)

This large double bedroom has a window to the front elevation, an ornamental fireplace (non working), cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 12' 1" x 8' 11" (3.68m x 2.72m)

An excellent sized fourth bedroom with a window to the rear elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. The room is currently utilised as a home office/art studio.

Outside

This wonderful home is accessed via a wrought iron gate, and to the front is a small enclosed garden and a footpath leading to the front door.

Rear Garden

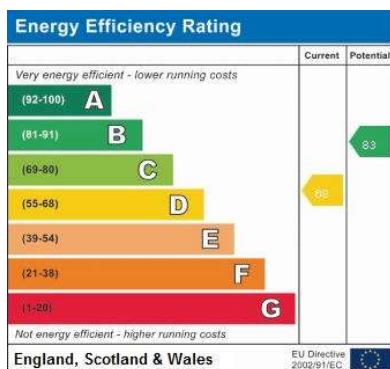
The rear garden is a real feature of this home and has been beautifully landscaped. Adjacent to the rear of the house is a delightful shaped patio which provides an ideal outdoor seating and entertaining space. From the patio a decked walkway leads to the garden which contains a vast abundance of mature shrubs, plants and trees. The decked walkway leads down to the vegetable garden and from here a footpath leads to a small but well maintained lawn. Adjacent to this is the timber summerhouse. The greenhouse is also included within the sale. We have been informed by the vendor that there is a right of way to allow No.72 access to the street.

Timber Summerhouse

The summerhouse is sub-divided. The front element has been converted to form a home office/studio (7'4" x 7'3") and is equipped with power and lighting. The rear portion of the summerhouse (8'1" x 8'0") is used for garden storage and is equipped with lighting.

Council Tax

The property is in Band C.



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.

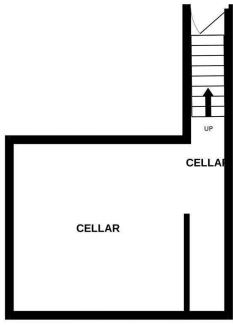
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

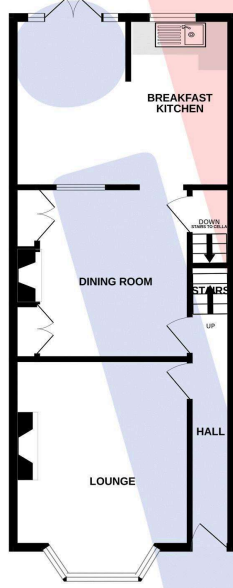
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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: Chattertons Solicitors - £120.00 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. 00006654 16 April 2024



BASEMENT LEVEL
204 sq.ft. (18.9 sq.m.) approx.



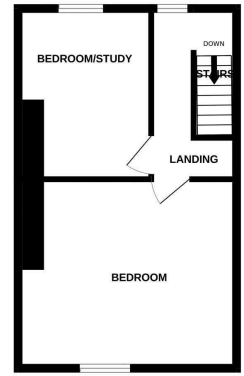
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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