

Jon Brambles

ESTATE AGENTS



Bevercotes Close, Newark NG24 4JT



GUIDE PRICE: £170,000 to £180,000. A well presented two bedroom end terraced home situated in this quiet and popular residential area, and available for purchase with NO CHAIN. In addition to the TWO DOUBLE BEDROOMS, the property has a dining kitchen, a well proportioned lounge, conservatory, cloakroom and first floor shower room. The property is double glazed and has gas central heating with the boiler being installed in October 2023. The property has allocated parking and an enclosed predominantly south facing rear garden.

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Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. The A1 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 A LITTLE OVER AN HOUR. 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 which is located to the side of the property, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, and doors providing access to the cloakroom, the dining kitchen and the lounge. The hallway has a ceramic tiled floor, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a pedestal wash hand basin and WC. The room has a ceramic tiled floor, a ceiling light point and a radiator.

Dining Kitchen 11' 4" x 8' 11" (3.45m x 2.72m) (excluding bay window)

This excellent dining kitchen has a bay window to the front elevation with bespoke fitted blind. The kitchen is fitted with a very good range of base and wall units, with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with gas hob above, fridge, freezer, slim-line dishwasher and washing machine. The kitchen has recessed ceiling spotlights, a radiator and a ceramic tiled floor, and is of sufficient size to accommodate a small dining table. The recently installed central heating boiler (October 2023) is located within the kitchen. From here access is provided into the lounge.

Lounge 13' 1" x 12' 4" (3.98m x 3.76m) (at widest points)

This excellent sized and well proportioned reception room has a window to the side elevation, and windows and glazed French doors into the conservatory. The focal point of the lounge is the feature fireplace with living flame gas fire inset. The room has a useful storage cupboard sited beneath the staircase, cornice to the ceiling, a ceiling light point and a radiator.

Conservatory 9' 11" x 8' 4" (3.02m x 2.54m)

This upvc conservatory provides a most useful and versatile additional reception space, and has a wood laminate floor and power and lighting. Glazed French doors provide access to the garden.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has doors into both bedrooms and the shower room. The landing has a useful storage cupboard, a ceiling light point and a radiator. Access to the loft space is obtained from the landing.

Bedroom One 12' 4" x 10' 2" (3.76m x 3.10m) (at widest points)

A double bedroom with two windows to the front elevation, a ceiling light point and a radiator.

Bedroom Two 12' 4" x 8' 5" (3.76m x 2.56m) (at widest points)

Bedroom two is also a double and has a window to the rear elevation, a ceiling light point and a radiator.

Shower Room 6' 7" x 5' 5" (2.01m x 1.65m)

The well appointed shower room has an opaque window to the side and is fitted with a large walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The shower room is enhanced with ceramic wall and floor tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a radiator.

Outside

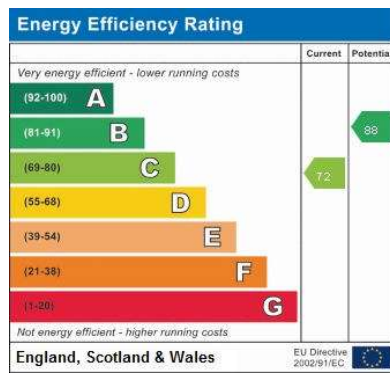
To the front of the property is a small hard landscaped garden, adjacent to this a footpath leads down the side to where the front door is located and gated access to the rear garden.

Rear Garden

The predominantly south facing rear garden is fully enclosed and tastefully hard landscaped for ease of maintenance. There are two tiered patio areas ideal for outdoor seating and entertaining, and a number of artificial grassed areas. The garden also contains a number of mature shrubs, plants and trees. The timber garden shed is included within the sale. At the rear of the garden is gated access to the allocated parking space.

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.

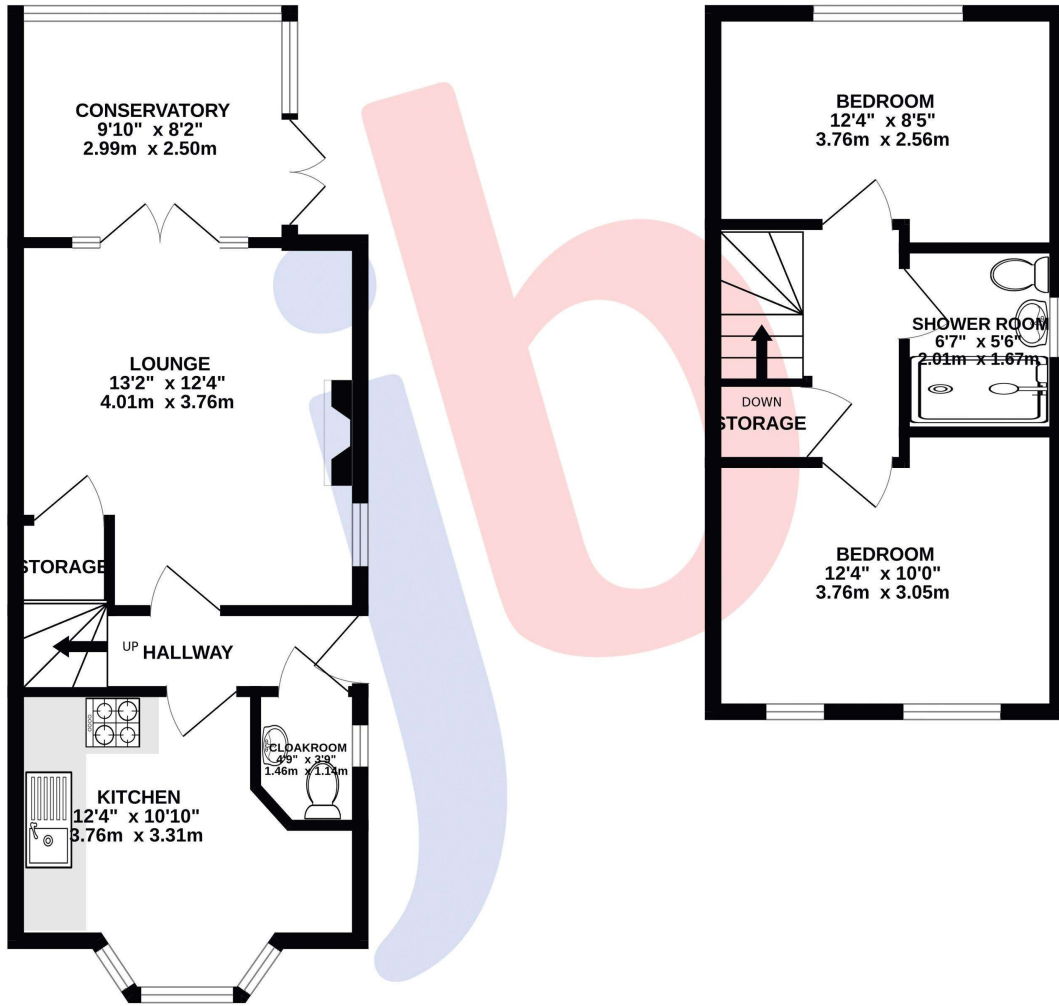
Services/Referral Fees

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: 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. 00006880 13 February 2024



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.4 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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