

# Jon Brambles

ESTATE AGENTS



## Bancroft Road, Newark NG24 1SJ



NO ONWARD CHAIN. A wonderful and traditional three bedroom semi detached family home situated in this highly desirable and sought after residential area. The property has been considerably refurbished throughout to include a new kitchen, decor and floor coverings. In addition to the three bedrooms, there are two well proportioned reception rooms, an extended dining kitchen and first floor bathroom. Outside there is off road parking, a garage and gardens to the front and rear. The property is double glazed and has gas central heating. Early viewing is absolutely essential.

**£240,000**

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### Situation and Amenities

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 glazed French doors to the front, this leads into:

#### Entrance Porch

From the small porch a further glazed door leads into the entrance hallway.

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor, beneath which is sited a large and useful storage cupboard. The hallway provides access to the lounge, dining room and kitchen. There is a ceiling light point and a radiator.

#### Lounge 11' 10" x 11' 5" (3.60m x 3.48m) (excluding bay window)

This excellent sized and well proportioned reception room has a large bay window to the front elevation. A tiled feature has been made of the existing chimney breast. The lounge also has cornice to the ceiling, a ceiling light point and a radiator.

#### Dining Room 11' 11" x 11' 5" (3.63m x 3.48m) (plus bay window)

The dining room is also of an excellent size and has a square bay window, and sliding patio doors to the rear leading out to the garden. This room would serve equally well as a formal dining room or additional sitting room if required and has cornice to the ceiling, a ceiling light point and a radiator.

#### Kitchen 20' 4" x 7' 7" (6.19m x 2.31m)

A sliding door provides access into this large and extended kitchen which has triple aspect windows to the rear and either side, and a half glazed door leading out into the garden. The recently installed kitchen comprises a comprehensive range of base and wall units with contrasting roll top work surfaces and matching splash backs. There is a sink, and integrated appliances include an oven with ceramic hob and extractor hood above, a dishwasher, fridge and freezer. In addition there is space and plumbing for a washing machine. The kitchen is of sufficient size to accommodate a small dining table or bistro set and has wood laminate flooring, two ceiling light points and a radiator.

#### First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has a window to the side, and doors into all three bedrooms and the bathroom. The landing has a ceiling light point.

#### Bedroom One 11' 10" x 11' 5" (3.60m x 3.48m) (including wardrobes)

An excellent sized double bedroom with a window to the front elevation. This bedroom has twin fitted wardrobes, a ceiling light point and a radiator.

#### Bedroom Two 11' 11" x 11' 5" (3.63m x 3.48m) (including wardrobes)

Also a good sized double bedroom, having a window to the rear elevation, a ceiling light point and a radiator. The bedroom has twin fitted wardrobes, one of which houses the combi central heating boiler.

#### Bedroom Three 8' 2" x 6' 0" (2.49m x 1.83m)

A single bedroom with a feature window to the front elevation, both wall and ceiling light points and a radiator.

#### Bathroom 7' 10" x 5' 11" (2.39m x 1.80m)

The well appointed bathroom has two opaque windows to the rear and side elevations, and is fitted with a white suite comprising bath with mains rainwater head shower above, pedestal wash hand basin and WC. The bathroom is complemented with

ceramic floor and wall tiling. In addition there is a ceiling light point, an extractor fan and a heated towel rail. Access to the loft space is obtained from here.

### **Outside**

To the front of the property is a block paved driveway which continues via wooden gates down the side and provides ample off road parking. The driveway in turn leads to the detached garage. Adjacent to the garage is gated access to the rear garden.

### **Garage 18' 1" x 8' 6" (5.51m x 2.59m)**

The concrete sectional garage has an electrically operated up and over door to the front, and a personnel door to the side. The garage is equipped with both power and lighting.

### **Rear Garden**

The rear garden is fully enclosed and enjoys an excellent degree of privacy. The garden is laid primarily to lawn and has a sizeable patio area situated adjacent to the rear of the property. The timber garden shed is included within the sale.

### **Council Tax**

The property is in Band B.

## **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.

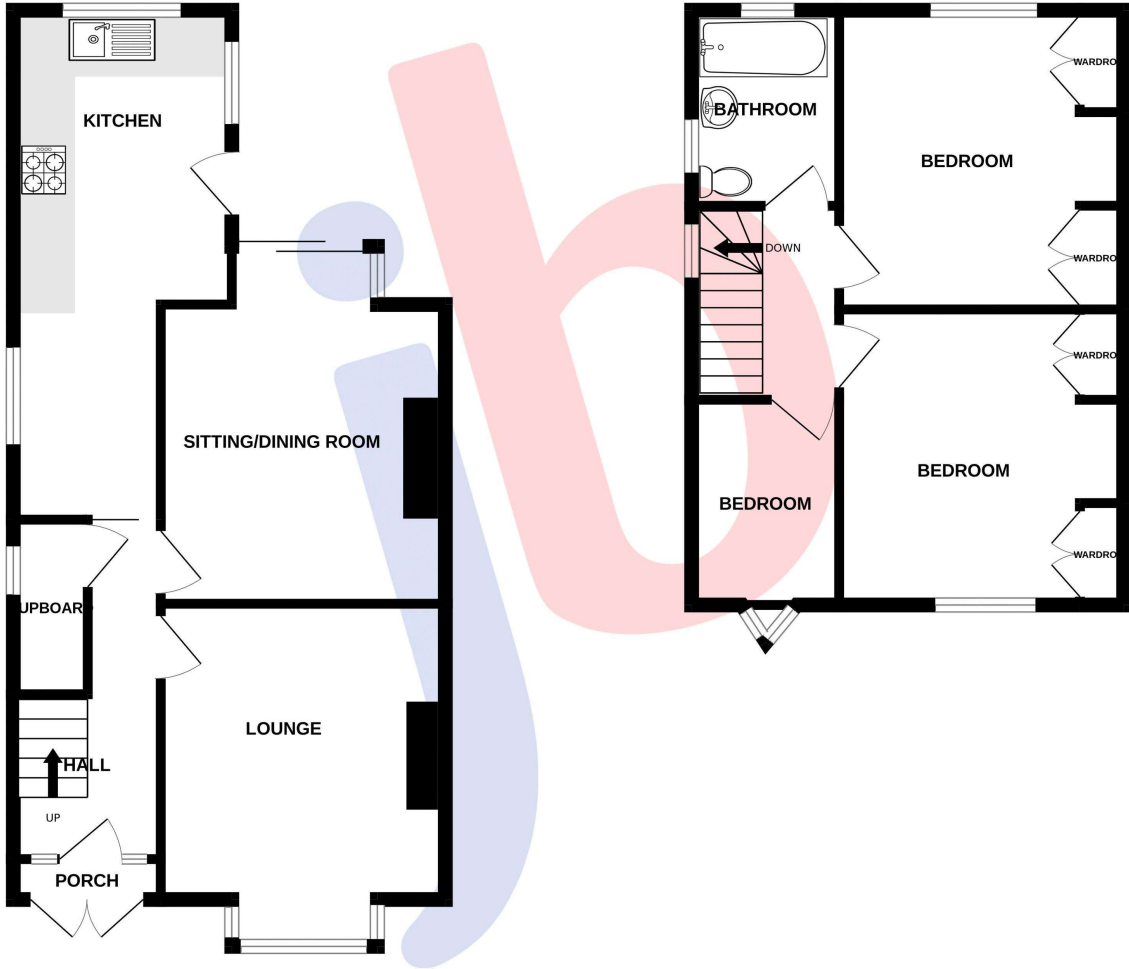
## **Services/Referral Fees**

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. 00006863 31 January 2024



GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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