

# Jon Brambles

ESTATE AGENTS



## Oliver Close, Newark NG24 1RS



A two bedroom mid terraced property located in a quiet cul-de-sac a short distance from Newark town centre. In addition to the two bedrooms, the property has a well proportioned lounge, fitted kitchen, conservatory and first floor bathroom. The property is double glazed and has electric heating. Available for purchase with NO CHAIN.

**£130,000**

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### Situation and Amenities

Oliver Close is situated a short distance from Newark town centre and train stations. 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:

#### Lounge 12' 3" x 11' 11" (3.73m x 3.63m)

This nicely proportioned reception room has a box window to the front elevation, a fireplace, wood laminate flooring, cornice to the ceiling, a ceiling light point and an electric radiator. From the lounge a door opens to reveal the staircase leading to the first floor, and beneath the staircase is a useful storage cupboard. A further door provides access into the kitchen.

#### Kitchen 12' 3" x 7' 5" (3.73m x 2.26m)

The kitchen has a window to the rear elevation and a part glazed door leading into the conservatory. The kitchen is fitted with a range of wooden base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space for an electric cooker with extractor hood above, and space and plumbing for both a washing machine and a dishwasher. The kitchen also has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and an electric radiator.

**Conservatory 11' 3" x 6' 2" (3.43m x 1.88m)**

This timber conservatory is in need of renovation, has full height windows to three aspects, and a door providing access to the courtyard garden. There is a wall light point.

**First Floor Landing**

As mentioned, a door opens from the lounge to the staircase rising to the first floor landing which has doors into both bedrooms and the bathroom. The landing has a ceiling light point. The airing cupboard is located here.

**Bedroom One 12' 3" x 11' 11" (3.73m x 3.63m)**

An excellent sized double bedroom with two windows to the front elevation, a useful storage cupboard sited above the staircase, cornice to the ceiling, a ceiling light point and an electric radiator.

**Bedroom Two 8' 9" x 7' 6" (2.66m x 2.28m)**

This bedroom has a window to the rear elevation, a ceiling light point and an electric radiator.

**Bathroom 7' 3" x 6' 3" (2.21m x 1.90m)**

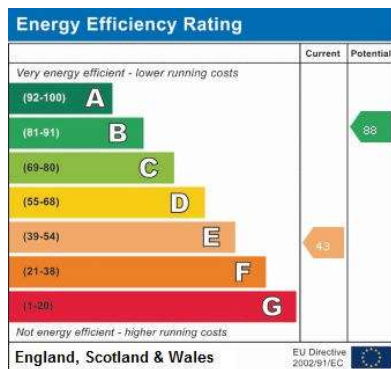
The bathroom is fitted with a coloured suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, a ceiling light point and a wall mounted heater.

**Outside**

To the front of the property is a small garden, adjacent to which is the footpath leading to the front door. Located to the side of the property is the shared passageway which in turn leads to the small courtyard style rear garden.

**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.

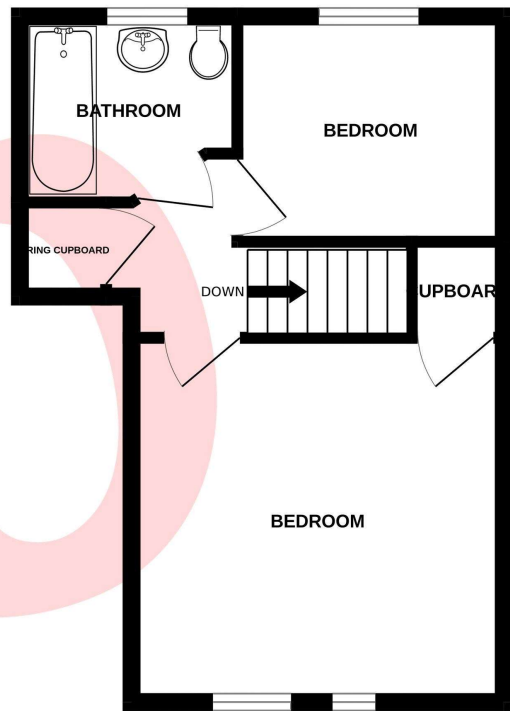
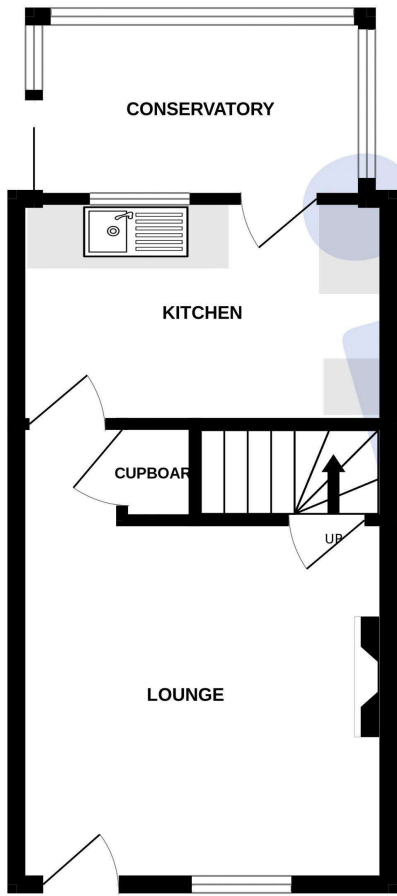
### **Services/Referral Fees**

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. 00006477 17 February 2024



GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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