

Jon Brambles

ESTATE AGENTS



Harewood Avenue, Newark NG24 4BE



GUIDE PRICE: £240,000 to £250,000. A superbly presented traditional three bedroom semi-detached home situated in this popular and sought after residential area. In addition to the three bedrooms, the property has a ground floor cloakroom, two excellent sized reception rooms, a delightful kitchen and a large first floor bathroom. This home is predominantly double glazed, has gas central heating, off road parking and an enclosed rear garden. Early viewing is essential to appreciate this wonderful home.

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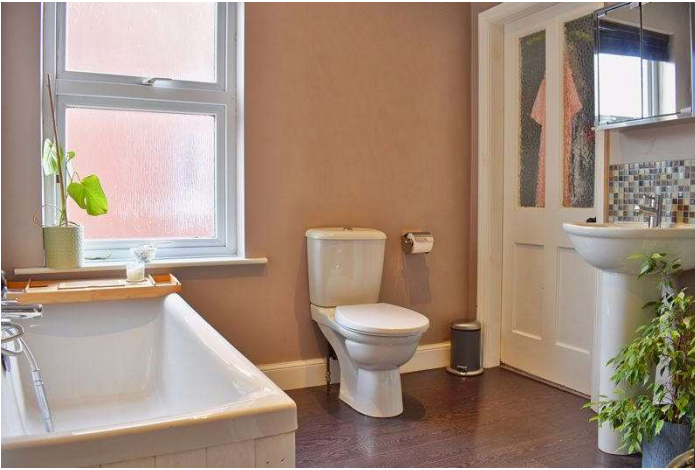
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Situation and Amenities

Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose and Marks & Spencer. Route 64 of the National Cycle Network runs from Market Harborough to Lincoln. 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.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor, and doors providing access to the lounge, dining room and cloakroom. The hallway has wood laminate flooring, recessed ceiling spotlights and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and pedestal wash hand basin. Also located here is a useful storage cupboard which is sited beneath the staircase. The cloakroom has the same wood laminate flooring that flows through from the hallway, recessed ceiling spotlights, an extractor fan and a radiator.

Lounge 16' 4" x 11' 3" (4.97m x 3.43m) (excluding bay window)

This superb reception room has a bay window to the front elevation. The focal point of the lounge is the feature fireplace with log burning stove inset. Either side of the chimney breast is bespoke fitted shelving. The lounge has stripped wooden floorboards, a ceiling light point and a radiator.

Dining Room 16' 3" x 9' 9" (4.95m x 2.97m)

Once again an excellent sized and well proportioned reception room, having a sash window to the side elevation and the same wood laminate flooring as that of the hallway. The dining room has recessed ceiling spotlights, a ceiling light point over the dining area, and two radiators. From here an opening leads through into the kitchen giving a nice airy feel and an open plan style to both rooms.

Kitchen 14' 7" x 8' 8" (4.44m x 2.64m)

The kitchen has a window to the rear elevation and French doors leading out into the garden. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, ceramic hob with extractor hood above, slim-line dishwasher, fridge, freezer and washing machine. The kitchen has the same wood laminate floor, two Velux skylight windows, recessed ceiling spotlights and a radiator. The central heating boiler is located within the kitchen.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into all three bedrooms and the bathroom. The landing has recessed ceiling spotlights. Access to the partially boarded and spacious roof space is obtained from here.

Bedroom One 16' 4" x 11' 3" (4.97m x 3.43m)

An extraordinarily large double bedroom with a window to the front elevation, a ceiling light point and a radiator. The wardrobes in-situ are included within the sale. A door provides access to the 'Jack & Jill' bathroom.

Jack & Jill Bathroom 7' 11" x 7' 11" (2.41m x 2.41m)

The bathroom is accessed from both the landing and bedroom one, and has an opaque window to the side. Fitted with a white suite comprising bath with central shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower and curved shower screen. The bathroom is complemented with wood laminate flooring and part ceramic tiling to the walls. The room also has recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Two 11' 1" x 8' 0" (3.38m x 2.44m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 10' 4" x 4' 7" (3.15m x 1.40m)

A small single bedroom with a window to the rear elevation, a ceiling light point and a radiator. This room is currently utilised as a home office/study.

Outside

The property is accessed via twin five bar gates which lead onto the driveway providing off road parking for at least two vehicles. The front garden is hard landscaped and contains a number of mature shrubs, plants and bushes. Gated access leads to the rear garden.

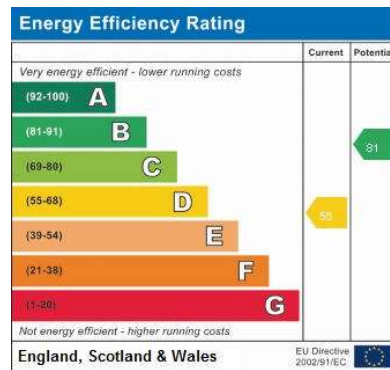
Rear Garden

The delightful rear garden is fully enclosed and comprises two patio areas, one adjacent to the rear of the house and the second to the foot of the garden. The garden is laid to lawn, edged with borders containing a vast array of mature shrubs, plants and

trees. There are two timber garden sheds, both of which are included within the sale.

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.

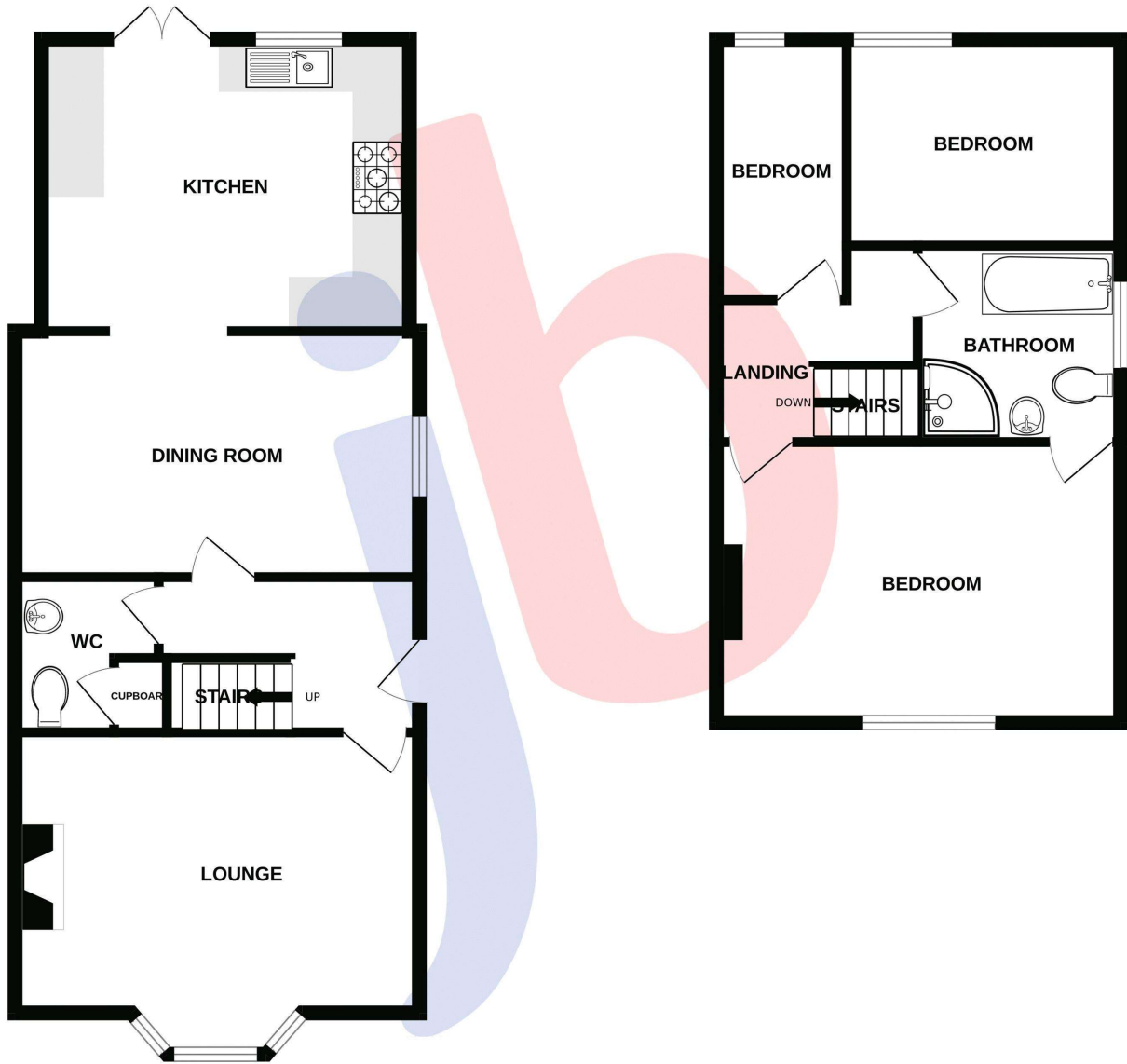
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00006752 07 November 2023

GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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