

Jon Brambles

ESTATE AGENTS



Jersey Street, Newark NG24 4NE



A traditional three bedroom semi detached property situated on this residential road a short distance from local amenities. In addition to the three bedrooms, the property has a well proportioned lounge, an excellent sized kitchen/diner and first floor bathroom. There is off road parking and a delightful garden to the rear. Available for purchase with NO CHAIN.

£160,000

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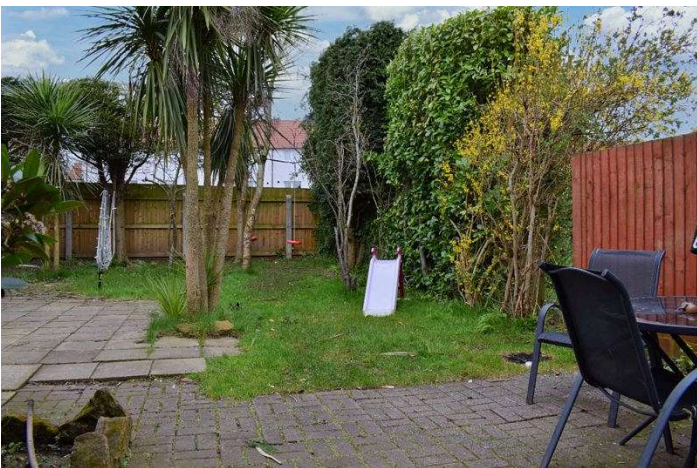
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Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also 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 Waitrose, Morrisons, Aldi and Marks & Spencer food, as well as fine restaurants, public houses and cafes. The Newark International Antiques & Collectors Fair at Newark Showground is the largest annual antiques fair in Europe. 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 A LITTLE OVER AN HOUR.

Accommodation

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

Entrance Hallway

The entrance hallway has a window to the front elevation and doors providing access to the lounge and the kitchen/diner. Also from the hallway is the staircase rising to the first floor. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

Lounge 13' 0" x 12' 11" (3.96m x 3.93m) (at widest points)

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the fireplace with electric fire inset. The room also has a picture rail, a ceiling light point and a radiator.

Kitchen/Diner 19' 5" x 9' 6" (5.91m x 2.89m)

This very good sized kitchen/diner has a window to the side elevation and is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. The kitchen area is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and half bowl stainless steel sink, space and plumbing for a washing machine and space for a free standing gas cooker. The kitchen area has a ceramic tiled floor and the dining area has wood laminate flooring. The room has cornice to the ceiling, two ceiling light points and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the bathroom. The landing has a ceiling light point and also provides access to the loft space.

Bedroom One 12' 10" x 10' 10" (3.91m x 3.30m) (plus door recess)

A large double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Two 11' 0" x 9' 6" (3.35m x 2.89m) (plus door recess)

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

Bedroom Three 8' 9" x 8' 4" (2.66m x 2.54m)

Bedroom three has a window to the front elevation, a ceiling light point and a radiator. There is also a useful storage cupboard sited above the staircase which also houses the central heating boiler.

Bathroom 8' 2" x 5' 6" (2.49m x 1.68m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has a useful storage cupboard, part ceramic wall tiling, a ceiling light point, an extractor fan and a radiator.

Outside

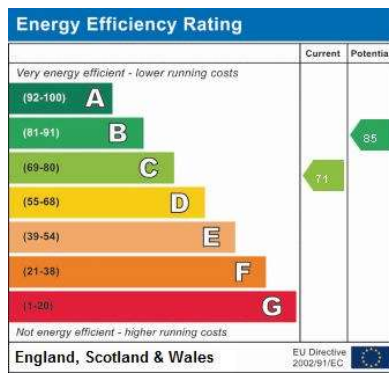
To the front of the property is a small hard landscaped garden which also serves as additional parking, adjacent to which is the driveway providing off road parking. A block paved footpath continues down the side of the property where there is gated access to the rear garden.

Rear Garden

The fully enclosed rear garden is a particular feature of this property and enjoys a high degree of privacy. There are two distinctive patio areas and the remainder of the garden is laid to lawn. The garden also contains a wide variety of mature trees. The property also has some useful outbuildings, one of which includes a WC.

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

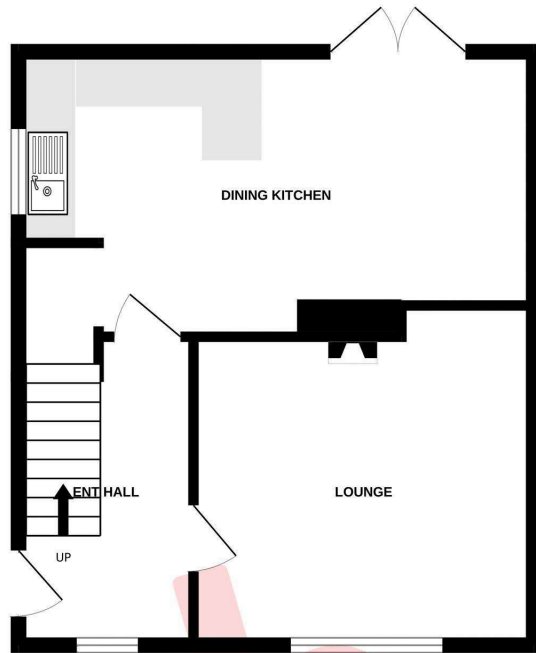
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

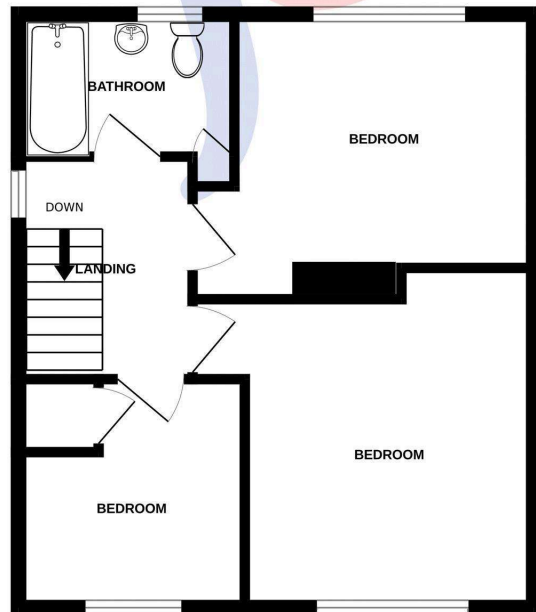
Services/Referral Fees

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. 00006910 14 March 2024

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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