

# Jon Brambles

ESTATE AGENTS



## Appletongate, Newark NG24 1LN



**GUIDE PRICE: £130,000 to £140,000.** A two bedroom end townhouse situated in an excellent location ideal for both Newark town centre and North Gate train station. The property would benefit from some modernisation and updating, and in addition to the two bedrooms, there is a good sized lounge, dining kitchen and first floor bathroom. The property has a single garage and an enclosed garden to the rear. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

**Guide Price £130,000 to £140,000**

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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**

On entering the front door, this leads into:

### **Entrance Hallway**

The entrance hallway has the staircase rising to the first floor and a door providing access to the lounge. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

### **Lounge** 16' 7" x 10' 9" (5.05m x 3.28m) (at widest points)

A nicely proportioned and good sized reception room with a window to the front elevation. The lounge has an ornamental fireplace with electric fire set on a marble effect hearth, cornice to the ceiling, a ceiling light point and a radiator. Also accessed from the lounge and sited beneath the staircase is a useful storage cupboard. A glazed door leads through into the breakfast kitchen.

### **Breakfast Kitchen** 13' 11" x 7' 10" (4.24m x 2.39m)

This excellent sized breakfast kitchen has two windows to the rear elevation and a half glazed door leading out to the back garden. The kitchen area is fitted with a range of wooden base and wall units with complementing work surfaces and tiled splashbacks. There is an integrated sink, space for a free standing gas cooker, space and plumbing for a washing machine and further space for a fridge/freezer. The breakfast kitchen is of sufficient size to accommodate a dining table and 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 provides access to both bedrooms and the bathroom. The landing has cornice to the ceiling and a ceiling light point. There is also a useful storage cupboard located here.

### **Bedroom One** 13' 8" x 11' 0" (4.17m x 3.35m)

An excellent sized double bedroom with a window to the front elevation. There is a useful storage cupboard which is sited above the staircase and this also houses the central heating boiler. The room has cornice to the ceiling, a ceiling light point and a radiator.

### **Bedroom Two** 11' 0" x 8' 2" (3.35m x 2.49m)

A good sized second bedroom having a window to the rear elevation, a ceiling light point and a radiator.

### **Bathroom** 8' 0" x 5' 8" (2.44m x 1.73m) (including door recess)

The bathroom has an opaque window to the rear elevation and is fitted with a coloured suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has cornice to the ceiling, a ceiling light point, a shaver socket and a radiator. Access to the loft space is obtained from here.

## **Outside**

The rear garden is fully enclosed and has been laid to patio making an ideal outdoor seating and entertaining space. The timber garden shed is included within the sale.

## **Single Garage**

To the rear of the property is a garage block and number 61 Appleton Gate has a garage contained within that block. Access to the garage was not available at the time of listing.

## **PROBATE**

Please be advised that this property is subject to probate. We have been informed that this has been applied for.

## **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**

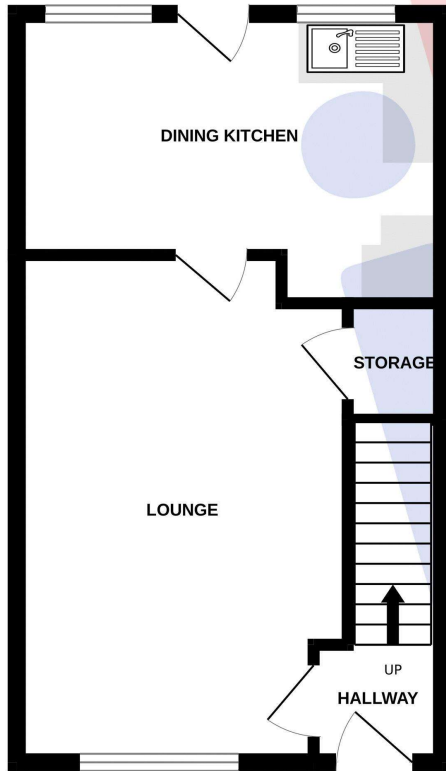
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

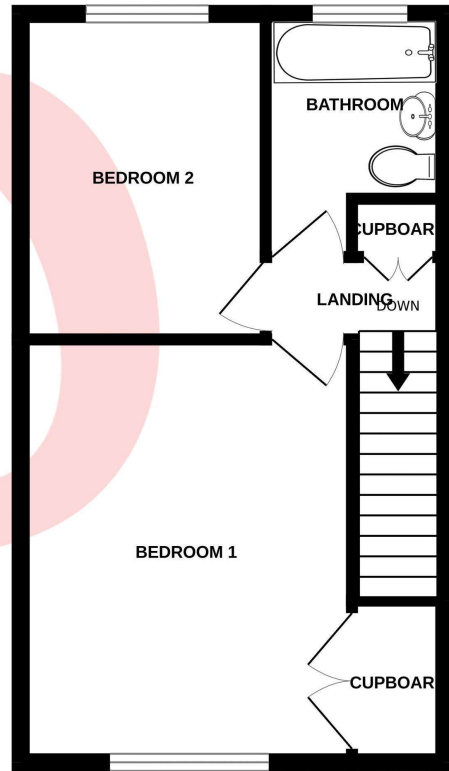
### **Services/Referral Fees**

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. 00006676 31 August 2023

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



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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