

Jon Brambles

ESTATE AGENTS



Mount Lane, Newark NG24 1JT



A very unique one bedroom Coach House situated in close proximity to the town centre. This freehold property has two garages on the ground floor, and situated above is the accommodation of the Coach House which comprises an open plan kitchen/living area, bedroom and bathroom. The property is double glazed and has gas central heating. Available for purchase with NO CHAIN.

£110,000

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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 at ground level, this leads into:

Entrance Hallway

From here the staircase rises up to the Coach House. The stairwell is complemented with exposed roof trusses and recessed spotlights. There is a window at the first floor landing. Also on the landing is space and plumbing for a washing machine and a door leading into the inner hallway.

Inner Hallway

The inner hallway leads to the living accommodation and bathroom. A cupboard housing the central heating boiler is located here. The hallway has two ceiling light points and provides access to the loft space.

Living Area 10' 9" x 9' 9" (3.27m x 2.97m) (at widest points)

This nicely proportioned living area has a box shaped window to the front elevation, a ceiling light point and a radiator. A large archway leads through to the open plan kitchen.

Kitchen Area 8' 5" x 5' 6" (2.56m x 1.68m)

The kitchen area has a window to the rear and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an electric hob and an integrated fridge. There is also a ceiling light point.

Bedroom 10' 2" x 7' 7" (3.10m x 2.31m)

The bedroom has a window to the front elevation, a ceiling light point and a radiator.

Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)

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 ceramic wall tiling, a ceiling light point and a radiator.

Garage One 16' 9" x 10' 0" (5.10m x 3.05m)

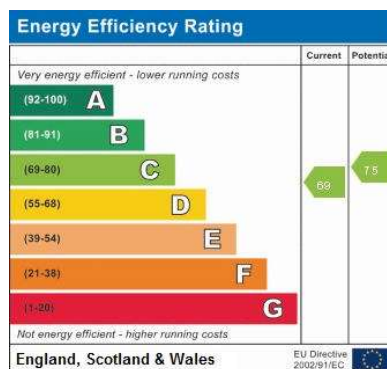
This garage has an up and over door, is equipped with both power and lighting and has a personnel door to the rear.

Garage Two 16' 9" x 9' 9" (5.10m x 2.97m)

Garage two has an up and over door and is equipped with power and lighting.

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.

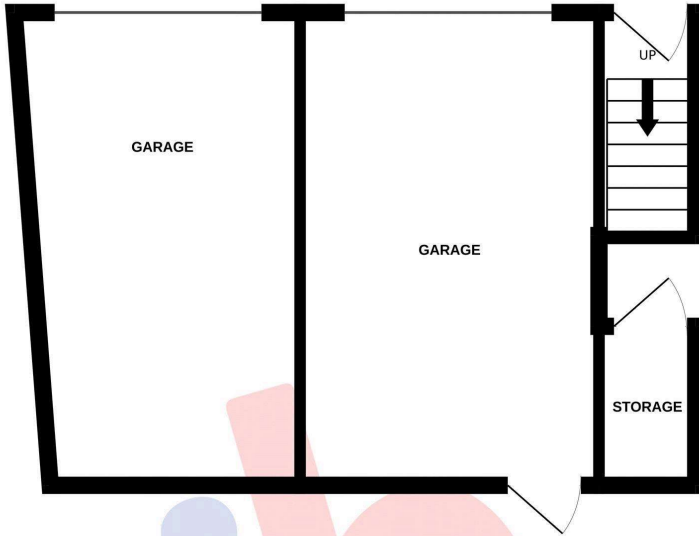
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

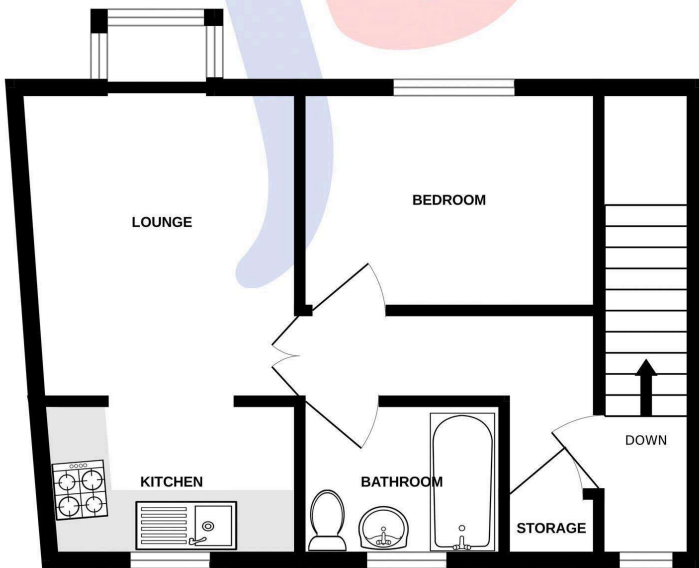
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006903 18 March 2024



GROUND FLOOR



FIRST FLOOR



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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