

Jon Brambles

ESTATE AGENTS



Mount Close, Newark NG24 1JQ



GUIDE PRICE: £145,000 to £155,000. A recently refurbished two bedroom terraced property situated in the heart of Newark town centre with views from the front looking towards the St Mary Magdalene Church and gardens. In addition to the two large double bedrooms, the property has a well proportioned lounge and a dining kitchen. There is a first floor bathroom and a garden to the rear. **The property is double glazed and cavity wall insulated, with a recently replaced gas central heating system, newly refurbished bathroom, and available for purchase with NO CHAIN.**

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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, 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 a useful storage cupboard and a ceiling light point.

Lounge 12' 7" x 9' 7" (3.83m x 2.92m) (at widest points)

This nicely proportioned reception room has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. From the lounge an archway leads through to the dining kitchen.

Dining Kitchen 12' 11" x 7' 1" (3.93m x 2.16m)

The kitchen has a window to the rear elevation and is fitted with an excellent range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine and further space for both a larder fridge and freezer. The dining kitchen is of sufficient size to accommodate a small dining table and has recessed ceiling spotlights and a radiator. The central heating boiler is located within the kitchen. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard. A half glazed door leads out into the garden.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into both double bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 13' 11" x 11' 6" (4.24m x 3.50m) (excluding fitted storage cupboards)

This fabulous sized double bedroom was previously used as a first floor lounge and has a window to the front elevation, a ceiling light point, a radiator and fitted storage cupboards sited above the staircase. There is also a comprehensive range of further fitted storage cupboards.

Bedroom Two 13' 6" x 8' 4" (4.11m x 2.54m)

Also an excellent sized double bedroom, having a window to the rear elevation, a range of fitted storage cupboards, a ceiling light point and a radiator.

Bathroom 6' 8" x 5' 4" (2.03m x 1.62m)

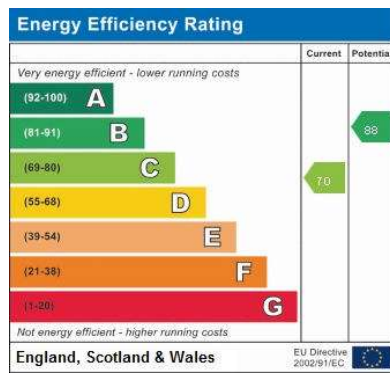
The well appointed bathroom has been subject to a complete refurbishment, has an opaque window to the rear, and is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and WC. The bathroom is complemented with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

There are fabulous views towards the church and gardens from the front elevation. To the rear is an excellent sized enclosed garden which is laid predominantly to lawn, and a patio area adjacent to the rear of the house. To the side is a fully enclosed secure passageway that serves to provide access to Mount Close from the garden for this property and also a right of way for the same purpose for one further property next door. This passageway is owned outright by this house and is served with electric power and light. It offers considerable dry, secure storage for the house and has in the past simultaneously housed a tumble dryer, additional freezer and multiple bicycles.

Council Tax

To be confirmed.



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.

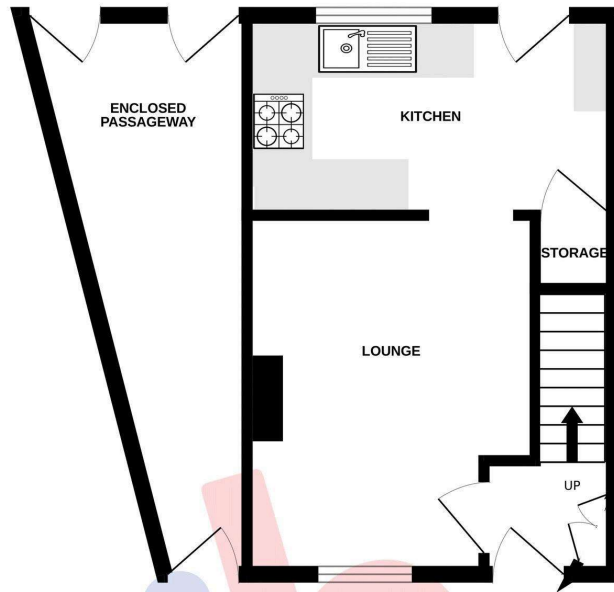
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

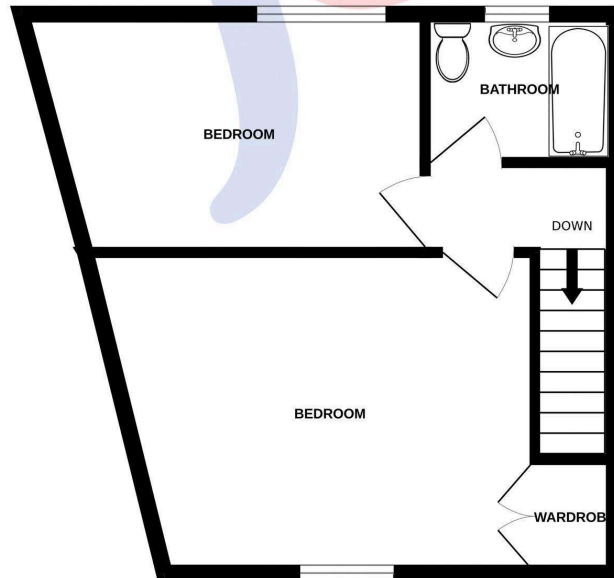
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006901 19 March 2024



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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