

Jon Brambles

ESTATE AGENTS



Mount Close, Newark NG24 1JQ



GUIDE PRICE: £130,000 to £140,000. A recently refurbished terraced property 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 bedrooms, the property has a lounge, dining kitchen and a first floor bathroom. **The property is double glazed, gas centrally heated with a new central heating boiler, and cavity wall insulated. This home also has a newly fitted kitchen, new bathroom, new carpets and is available for purchase with NO CHAIN.**

Guide Price £130,000 to £140,000

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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, this leads into:

Entrance Hallway

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

Lounge 12' 7" x 9' 6" (3.83m x 2.89m)

The lounge has a window to the front elevation, a ceiling light point and a radiator. A door leads into the dining kitchen.

Dining Kitchen 12' 9" x 7' 1" (3.88m x 2.16m)

The dining kitchen has a window to the rear elevation and a half glazed door providing access to the garden. The recently installed kitchen comprises a range of contemporary base and wall units complemented with square edge work surfaces and tiled splash backs. There is a sink, and integrated appliances include an oven and induction hob with extractor hood above.. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room is of sufficient size to accommodate a small dining table and has recessed ceiling spotlights and a radiator. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard which also houses the central heating boiler.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which provides access to both bedrooms and the bathroom. There is a ceiling light point. Access to the loft space is obtained from the landing.

Bedroom One 11' 5" x 9' 7" (3.48m x 2.92m)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. The bedroom has a large and useful storage cupboard which is sited above the staircase.

Bedroom Two 8' 5" x 5' 7" (2.56m x 1.70m)

This second bedroom has a window to the rear elevation, a ceiling light point and a radiator.

Bathroom 6' 9" x 5' 5" (2.06m x 1.65m)

The well appointed bathroom 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 a WC. The bathroom is complemented with contemporary floor tiling and contemporary part wall tiling, together with recessed ceiling spotlights. In addition there is a heated towel rail and an extractor fan.

Outside

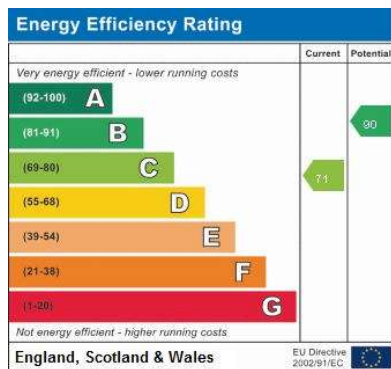
To the front the property there are magnificent views looking towards the St Mary Magdalene Church. To the rear is an enclosed garden laid primarily to lawn with secure gated access to Mount Lane. To the side of the house is an additional garden area divided from Mount Lane by a low brick wall.

Agent's Note

Please be advised that number 3 and 4 Mount Close are currently on the same Title. However, this is in the process of being split.

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.

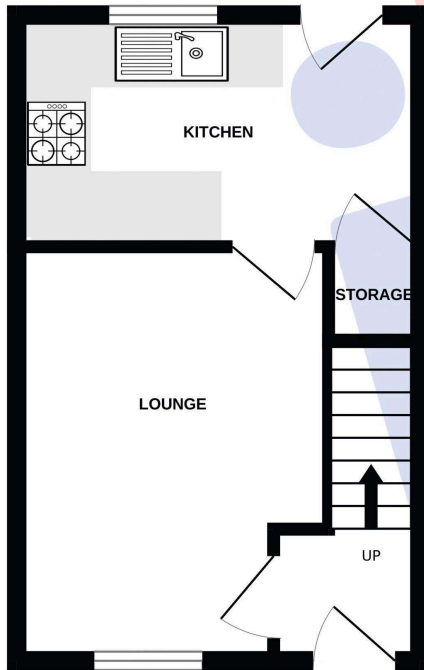
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

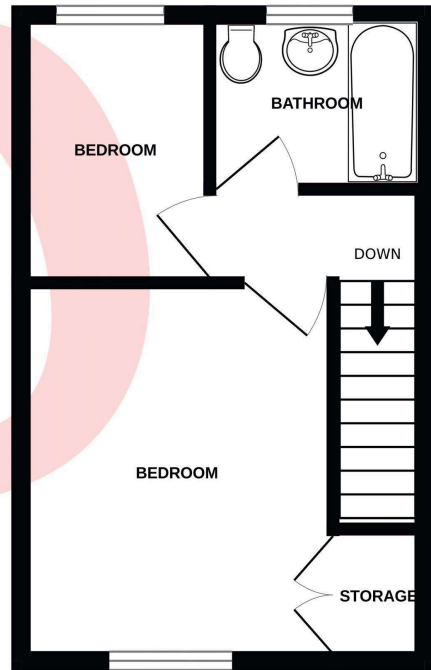
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006902 26 March 2024



GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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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