

Jon Brambles

ESTATE AGENTS



Old Mill Crescent, Newark NG24 2HY



GUIDE PRICE: £160,000 to £170,000. A well presented two bedroom semi detached bungalow situated a short distance from local amenities and Newark town centre. In addition to the two bedrooms, the property has a lounge/diner, fitted kitchen and shower room. The property has recently been re-decorated and had new flooring throughout. There is off road parking, and a small enclosed garden to the rear. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

Guide Price £160,000 to £170,000

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Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. The A1 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. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

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

Entrance Hallway

The entrance hallway provides access to the lounge/diner, both bedrooms and the shower room. The hallway has a ceiling light point. Access to the loft space is obtained from here.

Lounge/Diner 13' 1" x 10' 11" (3.98m x 3.32m) (at widest points)

This nicely proportioned reception room has a window to the front elevation with bespoke fitted blind, and is of sufficient size to accommodate lounge furniture together with a small dining table. The lounge/diner has a contemporary wall mounted electric fire, a ceiling light point and a radiator. The airing cupboard is accessed from the lounge/diner, and a door leads through into the kitchen.

Kitchen 7' 1" x 6' 9" (2.16m x 2.06m)

The kitchen has a window to the front elevation and is fitted with a range of base and wall units, with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with ceramic hob and extractor hood above, space and plumbing for a washing machine, and further space for a vertical fridge/freezer. The kitchen has a ceiling light point. The central heating boiler is located here.

Bedroom One 10' 4" x 9' 3" (3.15m x 2.82m) (at widest points)

A double bedroom with a window to the rear elevation with bespoke fitted blind, a ceiling light point and a radiator.

Bedroom Two 7' 6" x 7' 4" (2.28m x 2.23m)

A single bedroom with French doors providing access out to the garden, a ceiling light point and a radiator. This room would serve equally well as a home office/study or a formal dining room if required.

Shower Room 6' 1" x 5' 8" (1.85m x 1.73m)

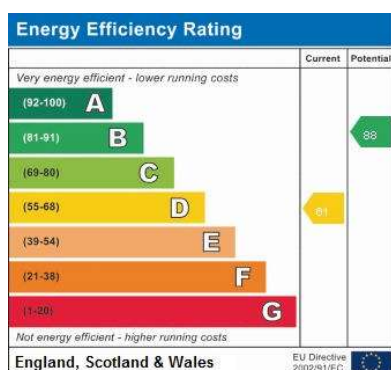
The shower room has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has part ceramic tiling to the walls, a ceiling light point and a heated towel rail.

Outside

To the front of the property is a small hard landscaped garden and adjacent to this, running along the side is the off road parking. The rear garden is fully enclosed and tiered in design. There is a deck adjacent to the rear of the property which is ideal for outdoor seating and entertaining. The remainder of the garden is laid to artificial lawn.

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

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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

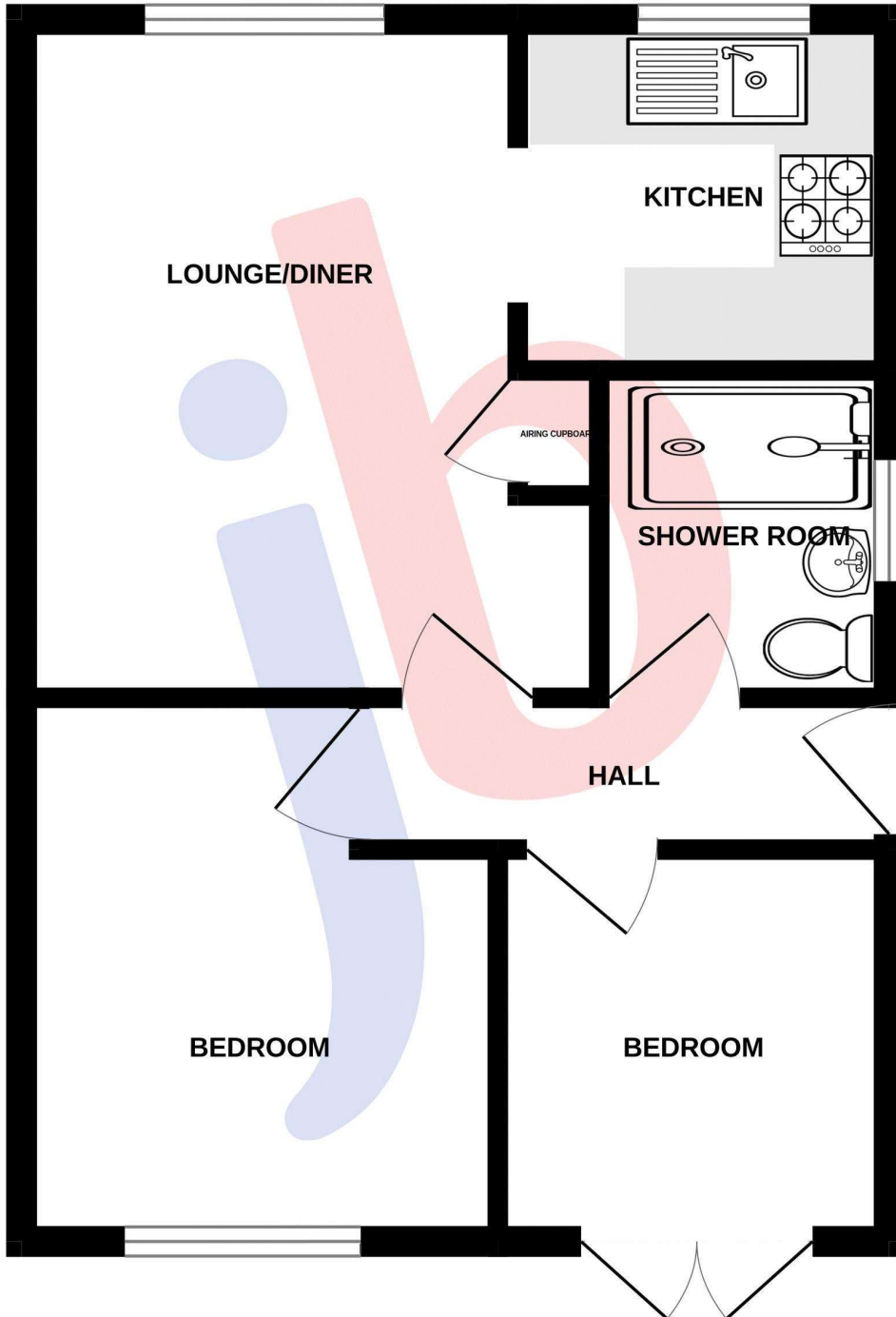
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006882 14 February

2024



GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.1 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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