

# Jon Brambles

ESTATE AGENTS



## Lavender Way, Newark NG24 2PJ



**GUIDE PRICE: £180,000 TO £190,000.** A very well presented three bedroom two storey mid townhouse available for purchase with NO CHAIN. In addition to the three bedrooms, the property has a well proportioned lounge, an excellent breakfast kitchen, ground floor cloakroom, family bathroom and en-suite to the master. There is a single garage with parking adjacent, and an enclosed rear garden. The property is in the school catchment for CODDINGTON PRIMARY SCHOOL.

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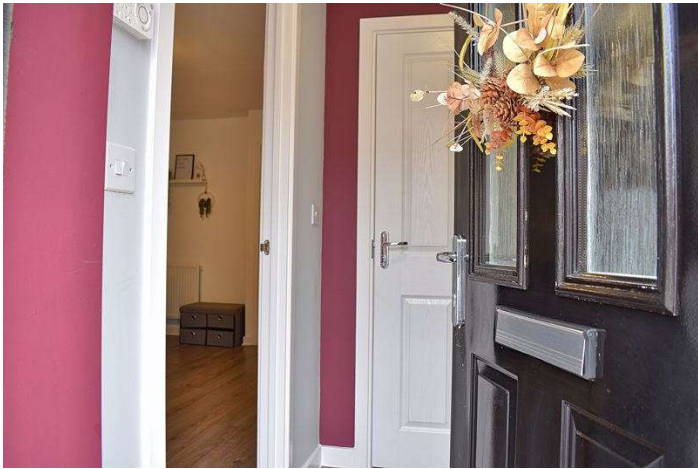


sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ

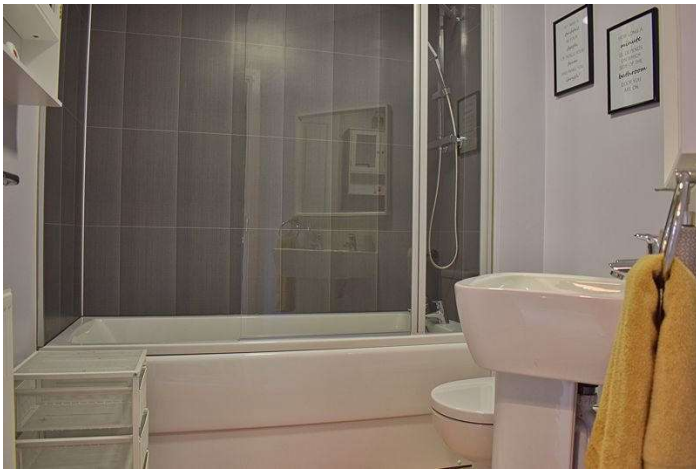












### **Situation and Amenities**

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 including major retail chains and supermarkets including Waitrose, as well as fine restaurants, public houses and cafes. 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 doors leading into the ground floor cloakroom and the lounge. The hallway has a ceiling light point and a radiator.

#### **Cloakroom**

The cloakroom is fitted with a pedestal wash hand basin and WC, and has a ceiling light point, an extractor fan and a radiator.

#### **Lounge 15' 1" x 11' 5" (4.59m x 3.48m) (at widest points)**

This excellent sized and nicely proportioned reception room has a window to the front elevation and a door leading through to the inner hallway. The lounge is enhanced with wood laminate flooring and also has a ceiling light point and two radiators.

#### **Inner Hallway**

The inner hallway has the staircase rising to the first floor, and a further door into the breakfast kitchen. There is also a ceiling light point and a radiator.

#### **Breakfast Kitchen 14' 11" x 10' 8" (4.54m x 3.25m) (at widest points)**

This very good sized breakfast kitchen has windows to the rear elevation and glazed French doors that provide access out to the garden. The kitchen area is fitted with a range of contemporary base and wall units, with contrasting roll top work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine, and further space for a vertical fridge/freezer. The central heating boiler is located within the kitchen area. The breakfast kitchen is of sufficient size to comfortably accommodate a good sized dining table. The room has two ceiling light points and a radiator installed.

#### **First Floor Landing**

As previously mentioned, the staircase rises from the inner hallway to the first floor landing which has doors into all three bedrooms and the family bathroom. The landing has a useful storage cupboard and a ceiling light point. Access to the roof space is obtained from the landing.

#### **Bedroom One 11' 8" x 10' 0" (3.55m x 3.05m) (at widest points)**

A good sized double bedroom with a window to the rear elevation overlooking the garden. This room has a fitted double wardrobe, a ceiling light point and a radiator. A door leads into the en-suite shower room.

#### **En-suite Shower Room 9' 11" x 4' 7" (3.02m x 1.40m) (at widest points)**

The en-suite is fitted with a large walk in shower cubicle with mains shower, pedestal wash hand basin and WC. In addition there is a ceiling light point, an extractor fan and a radiator.

#### **Bedroom Two 9' 4" x 7' 9" (2.84m x 2.36m)**

A further good sized double bedroom, having a window to the front elevation, a ceiling light point and a radiator.

#### **Bedroom Three 7' 9" x 6' 9" (2.36m x 2.06m) (at widest points)**

Bedroom three is an 'L' shaped single bedroom with a window to the front elevation, a ceiling light point and a radiator. This room is currently utilised as a home office/study.

**Family Bathroom 7' 8" x 6' 3" (2.34m x 1.90m) (at widest points)**

The family bathroom is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a radiator.

**Outside**

To the front of the property is a small lawned garden, adjacent to which a footpath leads to the front door. The rear garden is fully enclosed and laid primarily to lawn. There is a patio area adjacent to the rear of the property and this provides an outdoor seating and entertaining area. To the foot of the garden is gated access around to the single garage which is situated beneath a coach house. Next to the garage is a parking space.

**Garage 16' 4" x 8' 0" (4.97m x 2.44m)**

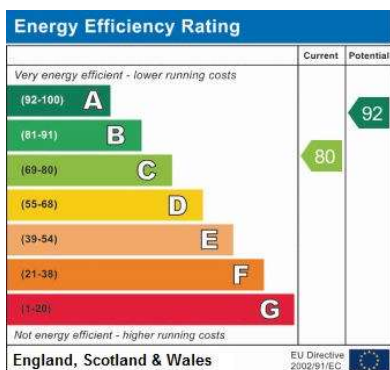
The garage has an up and over door to the front elevation.

**Tenure and Lease Information**

The tenure of the property is leasehold on a 999 year lease from 2015. There is a current ground rent of approximately £150 per annum, and a current service charge payable of approximately £164.94 per annum. None of the above information has been verified by the agent and prospective purchasers should get their legal representative to check it.

**Council Tax**

The property is in Band C.



## **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

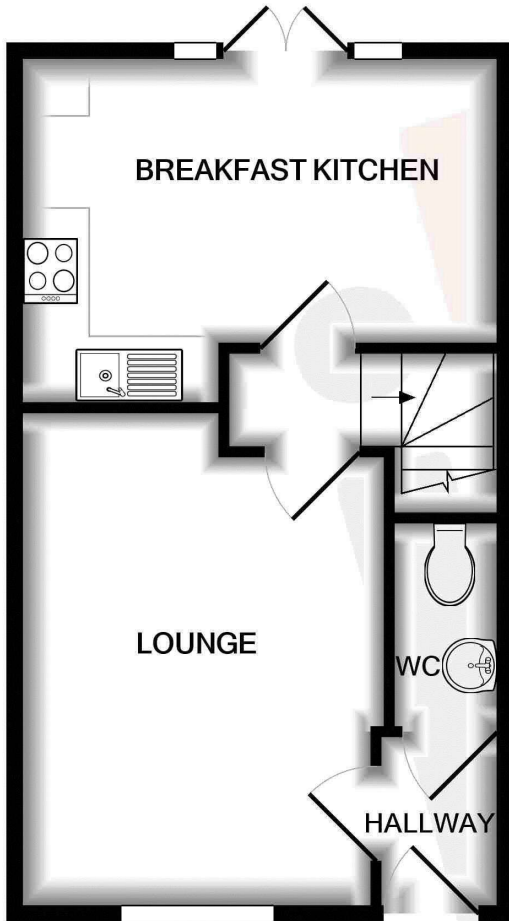
## **Possession/Tenure**

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

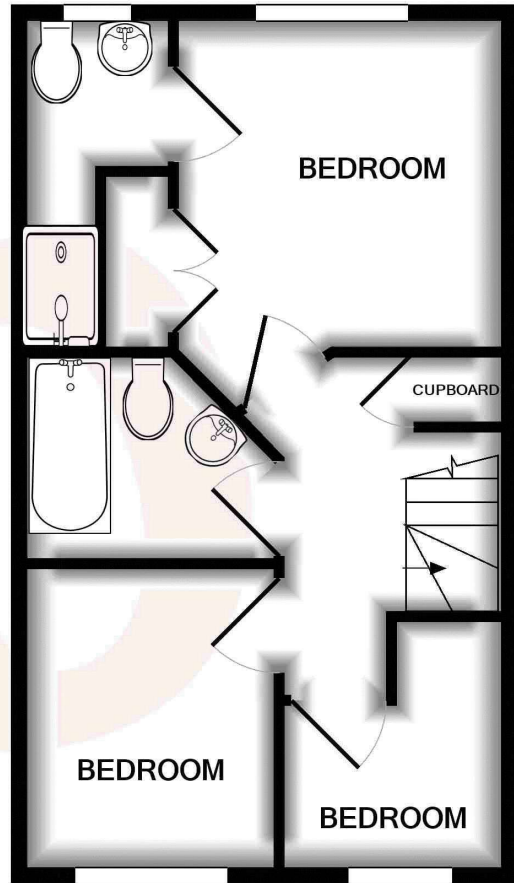
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **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. 00006680 01 August 2023



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 375 SQ.FT.  
 (34.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 375 SQ.FT.  
 (34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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