



Huddlestones Wharf, Newark

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 OLIVER REILLY



Huddlestons Wharf, Newark

Guide Price £190,000

- SUPERB TOWN CENTRE HOME
- DELIGHTFUL RIVERSIDE SETTING
- GENEROUS LOUNGE WITH CASTLE & RIVER VIEWS
- MASTER BEDROOM WITH BAY-WINDOW & FITTED WARDROBES
- WALKING DISTANCE TO TOWN, TRAIN STATIONS & AMENITIES
- TWO WELL-PROPORTIONED BEDROOMS
- STUNNING DINING KITCHEN
- SUBLIME CONTEMPORARY SHOWER ROOM
- AMPLE OFF-STREET PARKING
- EXCEPTIONALLY WELL-PRESENTED! Tenure: Freehold. EPC 'D'



STUNNING DINING KITCHEN: Max measurements provided.	14'9 x 10'10 (4.50m x 3.30m)
LOUNGE:	11'7 x 10'10 (3.53m x 3.30m)
FIRST FLOOR LANDING:	6'2 x 4'5 (1.88m x 1.35m)
MASTER BEDROOM WITH BAY-WINDOW: With EXTENSIVE FITTED WARDROBES. Max measurements provided into triple aspect bay-window.	14'6 x 10'10 (4.42m x 3.30m)
BEDROOM TWO: Hosting a useful and large fitted storage cupboard.	11'5 x 6'1 (3.48m x 1.85m)
SUPERB MODERN SHOWER ROOM:	8'2 x 4'4 (2.49m x 1.32m)
ATTACHED EXTERNAL STORE: A useful brick store, accessed via a secure wooden door. Giving access to the concealed gas/ electricity meters and providing useful external storage space.	3'5 x 2'3 (1.04m x 0.69m)

EXTERNALLY:
This attractive modern-day home is pleasantly positioned in a quiet cul-de-sac, that lies within a Conservation area, situated along the banks of the River Trent. Promoting peace, tranquillity and convenience, all in one! The front aspect is greeted with a private driveway, ensuring ample OFF-STREET PARKING for a variety of vehicles. A concrete pathway, leads to a gravelled frontage with paved stepping stones up to the composite entrance door, with sloped roof storm canopy above. There is an outside tap, access into an attached external store and a small seating area. The property is hugely enhanced by its central location, with tireless views to the rear, over the River Trent, far reaching countryside and down to Newark Castle.

Approximate Size: 595 Square Ft.
Measurements are approximate and for guidance only.

LUXURIOUS LIFESTYLE LIVING!

This tremendous Town Centre Terrace is simply A MUST VIEW HOME!...

Having been tastefully brought back to life by the existing owners. It's evident from the moment you step inside that no stone has been left unturned. The outstanding transformation has created a SYMPATHETICALLY STYLISH internal design, that screams QUALITY & SOPHISTICATION!

Not only will you be in awe of the mesmerising condition, the QUIET & CENTRAL CUL-DE-SAC LOCATION is a prime feature, offering convenience in abundance!... Only a short walk to the market square, both train stations and situated along banks of the River Trent. Promising an outlook that will never grow old!

The IMPECCABLY PRESENTED internal layout comprises: Generous OPEN-PLAN dining kitchen with eye-catching wood-effect tiled flooring, a range of integrated appliances, including a BOILING WATER TAP and a useful under-stairs utility area. The rear of the house offers a LOVELY LOUNGE that oozes natural light and a magnificent view down the River banks and over to Newark Castle.

The first floor hosts a STUNNING CONTEMPORARY SHOWER ROOM and two bedrooms. The master bedroom boasts EXTENSIVE FITTED WARDROBES and a delightful WALK-IN BAY-WINDOW. Emphasizing the Idyllic setting once more. Externally, the property is greeted with AMPLE OFF-STREET PARKING, a small low-maintenance external seating area and an attached external store.

Additional benefits of this MESMERIZING MODERN BEAUTY include uPVC double glazing, complementary oak internal doors throughout and gas central heating, via a modern combination boiler.

FALL IN LOVE with the amazing location! and SUBLIME CONDITION!. The standard has been set and we promise this is certainly THE UPGRADE YOU'VE BEEN WAITING FOR...!!



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, located in the loft and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'**EPC: Energy Performance Rating: 'D'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located on a highly sought after central street along the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

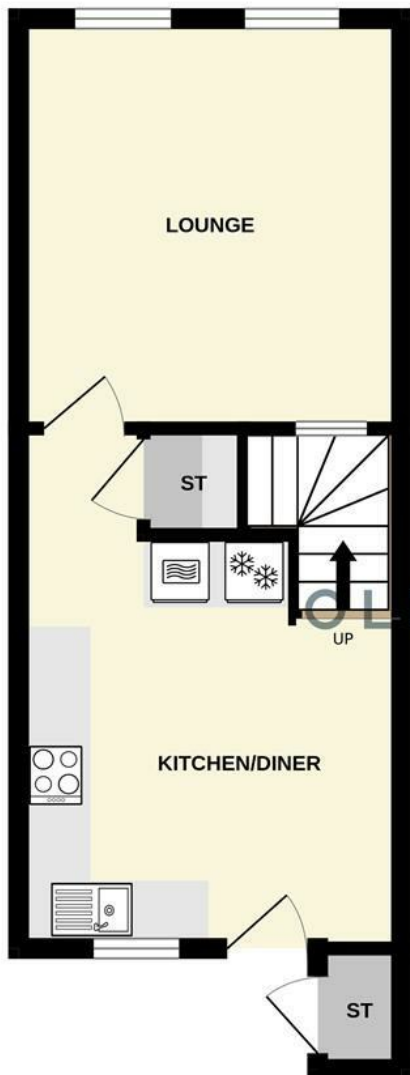
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

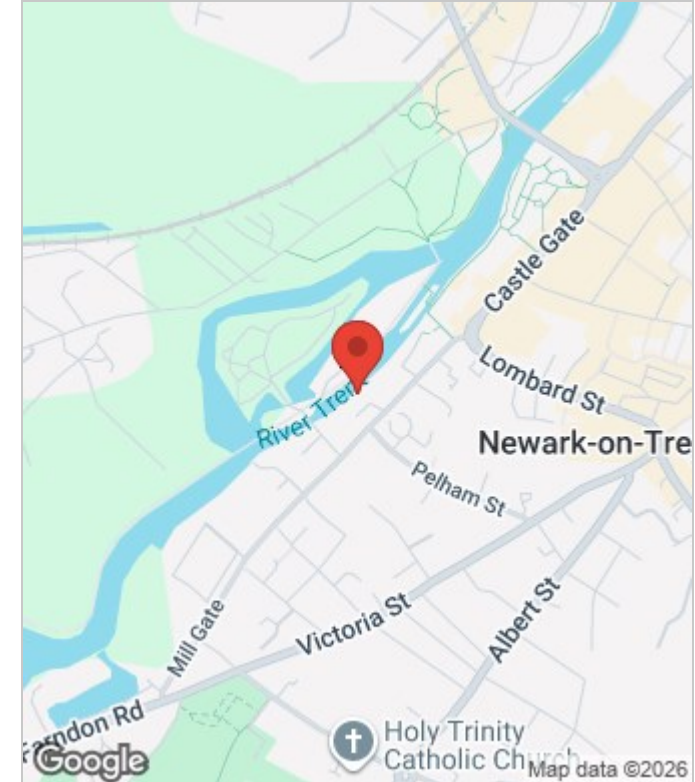
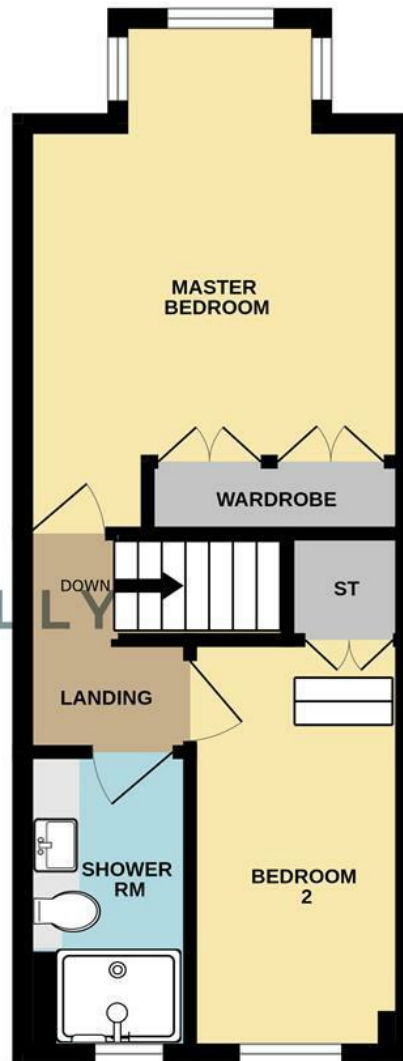




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	