Tannery Wharf, Newark

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OLIVER REILLY

Tannery Wharf, Newark

Guide Price £250,000

- MAGNIFICENT MODERN END TOWN HOUSE
- DELIGHTFUL CUL-DE-SAC & RIVERSIDE SETTING!
- LOVELY FIRST FLOOR BALCONY
- SPACIOUS & ADAPTABLE ACCOMODATION
- CHARMING SOUTH-FACING COURTYARD & RIVERSIDE VIEWS!
- THREE DOUBLE BEDROOMS
- FABULOUS FIRST FLOOR OPEN-PLAN LIVING/DINING SPACE
- MODERN GF SHOWER ROOM & SECOND FLOOR BATHROOM
- DRIVEWAY & INTEGRAL GARAGE STORE
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS! Tenure: Freehold. EPC 'C'

RELAXATION BY THE RIVERSIDE!!!

Presenting LIFESTYLE LIVING AT IT'S FINEST!... Inside this BRIGHT & BEAUTIFUL end townhouse. Standing proud in a peaceful yet convenient residential cul-de-sac. Boasting RIVERSIDE VIEWS & WALKING DISTANCE TO THE TOWN CENTRE! Which remains full of excellent on-hand amenities, great connectivity to main road links and to both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate.

Not only does this impressive MODERN GEM pride itself on attractive contemporary decor. It commands a generous & flexible layout, set to suit a variety of individual purposes. Spanning over 1,100 square/ft of accommodation, comprising: Porch, an inviting entrance hall, a stylish shower room and a LARGE 18FT GROUND FLOOR BEDROOM!.. Which also lends itself as a secondary sitting room or home office.

The first floor landing has double doors leading into a MAGNIFICENT L-SHAPED OPEN-PLAN LIVING/ DINING SPACE. Flowing through to a modern kitchen and out to a LOVELY BALCONY. Overlooking the immediate residential area and far-reaching views over to the River Trent and town weir!

The second floor enjoys a contemporary three-piece bathroom and TWO FURTHER DOUBLE BEDROOMS. Both boasting EXTENSIVE FITTED WARDROBES.

Externally, you can bask in the beauty of the tranquil setting, with idyllic views of the riverside. The front aspect is greeted with a BLOCK PAVED DRIVEWAY and access into an integral garage store.

The charming, low-maintenance, SOUTH-FACING rear courtyard garden is pretty and peaceful setting, perfect for relaxing and unwinding!

Additional benefits of STRIKING, STYLISH & SPACIOUS three storey home include uPVC double glazing, complementary oak internal doors throughout and gas central heating, via a modern combination boiler. Installed in 2019.

This is AN ADDRESS SET TO IMPRESS!.. Both inside and out! Promising amazing adaptability & convenience on your doorstep! Simply TOO GOOD TO MISS!

PORCH:	13'8 x 2'11 (4.17m x 0.89m)
ENTRANCE HALL:	14'1 x 5'8 (4.29m x 1.73m)
BEDROOM THREE/ SITTING ROOM:	18'10 x 7'7 (5.74m x 2.31m)
CONTEMPORARY SHOWER ROOM:	9'5 x 5'8 (2.87m x 1.73m)
FIRST FLOOR LANDING:	10'8 x 2'7 (3.25m x 0.79m)
LOUNGE:	14'0 x 9'4 (4.27m x 2.84m)
DINING AREA:	10'8 x 7'8 (3.25m x 2.34m)
CONTEMPORARY KITCHEN: Max measurements provided.	14'1 x 6'2 (4.29m x 1.88m)
FIRST FLOOR BALCONY: A lovely space to relax and enjoy, with far reaching views over to the River Trent and over the immediate residential location. Max measurements provided.	17'8 x 11'2 (5.38m x 3.40m)
SECOND FLOOR LANDING:	7'6 x 3'1 (2.29m x 0.94m)
MASTER BEDROOM: With extensive fitted wardrobes. Fitted drawer units and bedside cabinets. Dual-aspect with an outlook over the River and local weir. Max measurements provided.	14'1 x 9'5 (4.29m x 2.87m)
BEDROOM TWO: Enhanced by extensive fitted wardrobes.	12'2 x 9'5 (3.71m x 2.87m)
MODERN BATHROOM:	8'1 x 7'7 (2.46m x 2.31m)
INTEGRAL GARAGE STORE: Accessed via a manual up/ over garage door. Providing suitable storage space.	7'7 x 5'7 (2.31m x 1.70m)

EXTERNALLY:

This attractive modern town house is pleasantly positioned, close to the Idyllic banks of the River Trent and a short walk to the Town Centre. The front aspect provides dropped kerb vehicular access onto a block paved driveway and to the integral garage store. There is access to the front entrance door, via a storm porch, with wall light fitting.
A right sided wooden gate opens onto a passageway, down to the lovely, low-maintenance and SOUTH-FACING rear courtyard garden. Presenting a perfect tranquil escape. Tastefully hard-landscaped. Predominantly paved with a beautiful wisteria and space/ provision for a variety of potted plants to fill the external space up with colour and vibrancy. The garden shape is triangulated with fenced side and rear boundaries.

Approximate Size: 1,100 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage store.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an 'IDEAL' combination boiler, installed in 2019 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 'D'

EPC: Energy Performance Rating: 'C'

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.

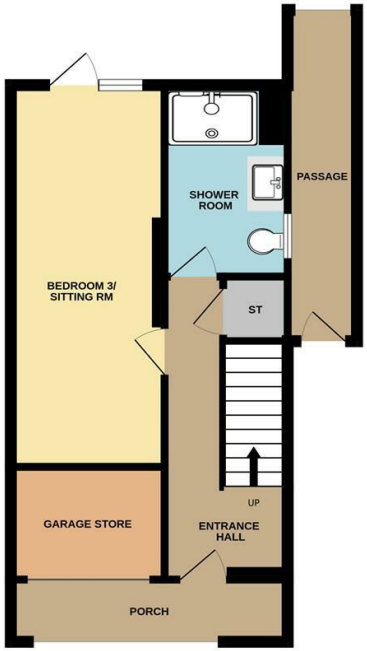
Money Laundering Regulations:

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.

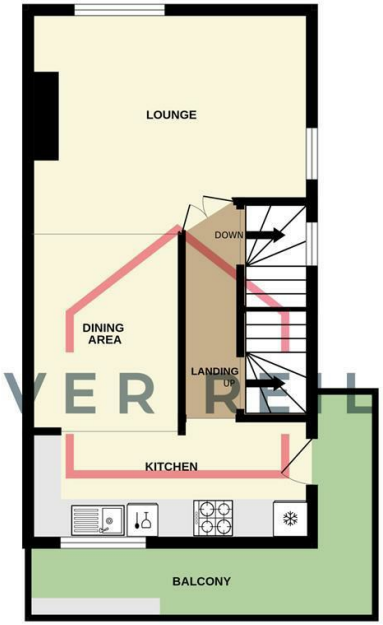
Draft Details-Awaiting Approval:

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.

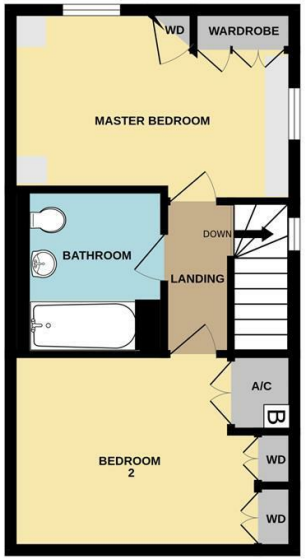
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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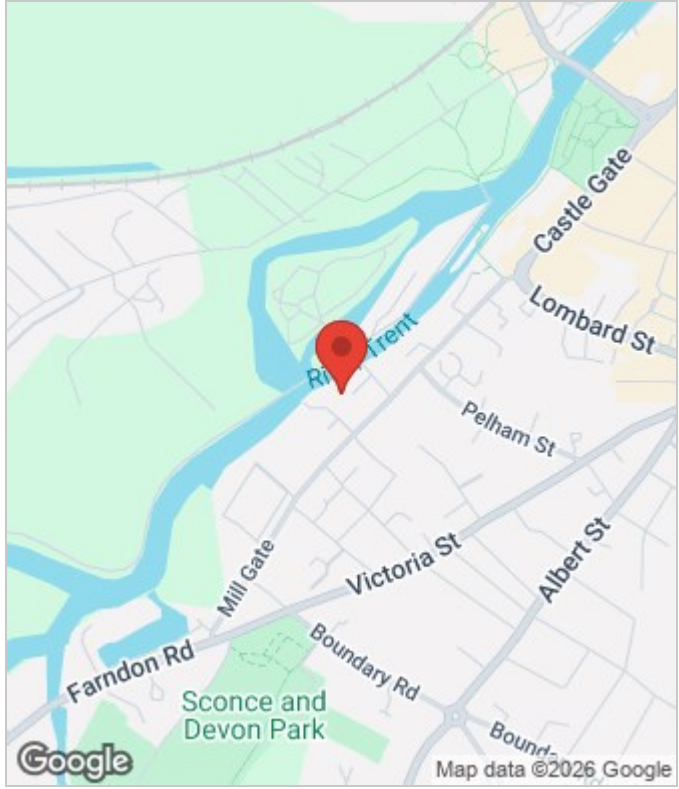

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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