

Coopers Yard, Newark NG24 4UH



GUIDE PRICE: £260,000 to £270,000. A fabulous three bedroom, three storey townhouse situated in a Conservation Area within close proximity to the town centre. This superb home has wonderful views across the River Trent, and has been comprehensively refurbished by the present owners. In addition to the three bedrooms, there is a nicely proportioned lounge, a fitted kitchen, shower room and bathroom. There is off road parking and an integral garage. The property is double glazed and has gas central heating. Viewing is essential.

Guide Price £260,000 to £270,000







Situation and Amenities

Coopers Yard is situated a short distance from Newark town centre. 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, Morrisons, Asda, Aldi and Marks & Spencer food, 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 which is located to the rear of the property, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, beneath which is a useful storage cupboard. The hallway provides access to bedroom three/study and the ground floor shower room. A personnel door leads into the integral garage. The hallway has recessed ceiling spotlights and a radiator.

Bedroom Three/Study 8' 9" x 7' 9" (2.66m x 2.36m)

This room has a window overlooking the garden and whilst currently utilised as a study, it would serve equally well as a third bedroom. There is a ceiling light point and a radiator installed.

Ground Floor Shower Room 8' 4" x 4' 7" (2.54m x 1.40m)

This well appointed shower room is fitted with an over-sized walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which provides access to the kitchen/diner and the lounge. The landing has recessed ceiling spotlights and a radiator. The staircase continues to the second floor.

Kitchen/Diner 11' 9" x 7' 10" (3.58m x 2.39m)

The kitchen/diner has a window overlooking the garden and is fitted with a good range of contemporary base and wall units complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with ceramic hob and extractor hood above, and also an integrated microwave. The fridge/freezer in-situ is included within the sale. The room is of sufficient size to accommodate a small dining table and has light wood laminate flooring, recessed ceiling spotlights and a radiator.

Lounge 14' 6" x 11' 9" (4.42m x 3.58m)

This good sized and well proportioned reception room has a glazed door leading out onto the balcony which is a real feature of this wonderful home. From the balcony spectacular views across the River Trent can be enjoyed. The balcony also overlooks the parking space adjacent to the garage. The focal point of the lounge is the contemporary feature fireplace with electric fire inset. The lounge also has recessed ceiling spotlights and a radiator.

Second Floor Landing

The second floor landing has doors into bedrooms one and two and the bathroom. The landing has recessed ceiling spotlights. Access to the loft space is obtained from here.

Bedroom One 11' 10" x 10' 2" (3.60m x 3.10m)

An excellent sized double bedroom with a window enjoying the views across the river. This bedroom has a range of fitted furniture including wardrobes, chests of drawers and bedside cabinets, recessed ceiling spotlights and a radiator.

Bedroom Two 9' 9" x 7' 9" (2.97m x 2.36m) (excluding wardrobes)

A double bedroom with a window overlooking the garden and enjoying views across the river and countryside views beyond. The bedroom has a comprehensive range of fitted wardrobes with sliding mirror doors, recessed ceiling spotlights and a

radiator.

Outside

Adjacent to the garage is a block paved parking space. The garden is fully enclosed and laid to artificial lawn. The timber garden shed is included within the sale.

Integral Garage 17' 6" x 11' 11" (5.33m x 3.63m)

The garage has an electronically operated up and over door to the front elevation and a personnel door into the entrance hallway. The garage is also used as a utility room and has space and plumbing for both a washing machine and a tumble dryer, together with a base unit and stainless steel sink. The garage is equipped with power and lighting. The central heating boiler is located here.

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 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.

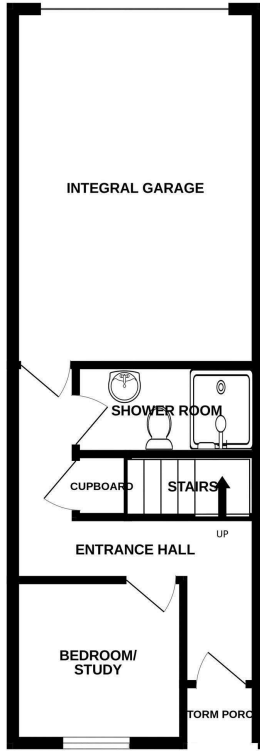
Services/Referral Fees

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

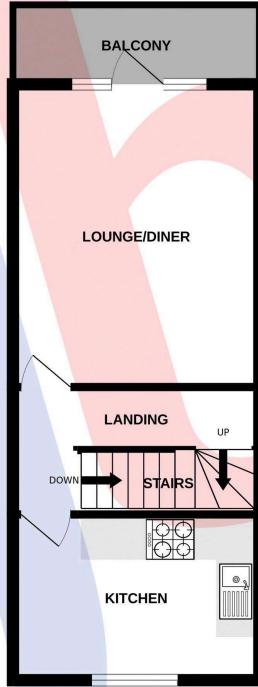
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007047 29 July 2024



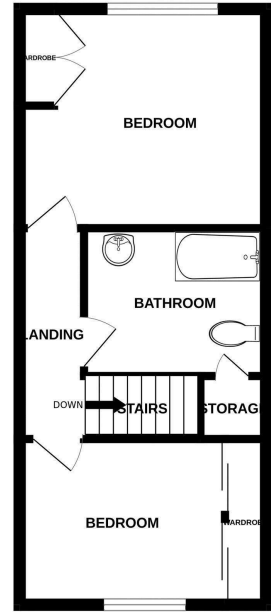
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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