

Waters Edge, Newark NG24 1FS



GUIDE PRICE £150,000 to £160,000. A two bedroom quarter house situated on this popular residential development in close proximity to the town centre. In addition to the two bedrooms, the property has an open plan kitchen and living space, ground floor cloakroom and first floor shower room. There is also an allocated parking space. The property is double glazed and has gas central heating. Available for purchase with NO CHAIN.

Guide Price £150,000 to £160,000



Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a ceiling light point and doors providing access to the cloakroom and living space.

Ground Floor 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.

Living Space 16' 8" x 16' 7" (5.08m x 5.05m)

The living space has dual aspect windows to the front and side elevations, and the staircase rising to the first floor. The room is of sufficient size to accommodate both lounge and dining room furniture. The kitchen area is fitted with a range of base and wall units with roll top work surfaces and matching splash backs. There is a stainless steel sink and an integrated oven with gas hob

and extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room has two ceiling light points and two radiators.

First Floor Landing

As mentioned, the staircase rises from the living space to the first floor landing which has doors into both bedrooms and the shower room. The landing has a ceiling light point, a radiator and a useful storage cupboard which also houses the central heating boiler.

Bedroom One *12' 7" x 8' 5" (3.83m x 2.56m)*

A good sized double bedroom with dual aspect windows to the front and side elevations, a large useful fitted storage cupboard, a ceiling light point and a radiator. Access to the roof space is obtained from here.

Bedroom Two *7' 9" x 6' 8" (2.36m x 2.03m)*

A single bedroom or home office/study with a window to the front elevation, a ceiling light point and a radiator.

Shower Room *5' 4" x 4' 6" (1.62m x 1.37m)*

Fitted with a double width shower cubicle with mains shower, pedestal wash hand basin and WC. In addition there is an extractor fan, a ceiling light point, a shaver socket and a radiator.

Outside

To the front of the property adjacent to the front door is a useful storage shed, and directly in front of the property is an allocated parking space.

Council Tax

The property is in Band A.

Estate Rent Charge

We have been informed by the owners that there is a current Estate Rent Charge of £227 per annum payable to Premier Estates.

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.

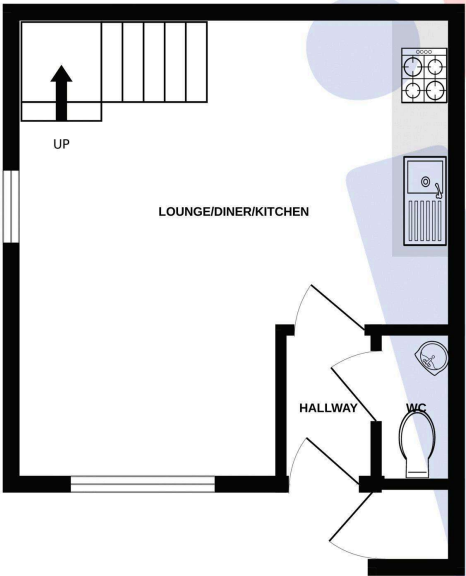
Services/Referral Fees

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

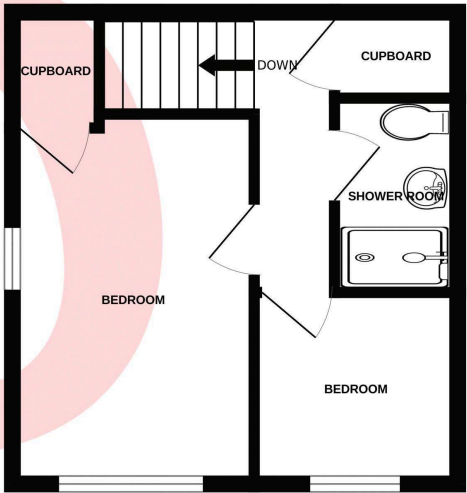
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007487 27 October 2025



GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 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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