



Tannery Wharf, Newark, NG24 4US

welcome to

Tannery Wharf, Newark

****RIVERSIDE LOCATION!**** Introducing this generous three bedroom town house on Tannery Wharf boasting an abundance of space including a 32ft living room, separate sun room, three bedrooms, driveway and garage!



Entrance Hall

Entrance hall with radiator and door to garage which is presently used as a studio and benefits from heating, lighting, tiled flooring and panelled walls.

Downstairs Wc

WC and wash hand basin.

Sun Room

Open plan to kitchen with sliding doors to the rear and radiator.

Kitchen

14' x 9' 4" max (4.27m x 2.84m max)

Part tiled kitchen with plumbing for washing machine and space for fridge plus a double oven, gas hob and the boiler which is under a year old.

First Floor

Sitting Room / Diner

32' x 13' 11" (9.75m x 4.24m)

Open plan sitting room to dining room with double glazed window to the front elevation, door to the Ante room and further door to balcony, two radiators and gas fire plus double glazed windows to the rear and side elevations.

Second Floor

Loft ladder to attice storage area having lighting, is boarded and with the addition of shelves.

Bedroom One

13' 11" max x 9' 5" (4.24m max x 2.87m)

Double glazed window to the front elevation, walk in wardrobe and fitted wardrobe.

Bedroom Two

15' 6" max x 7' 7" (4.72m max x 2.31m)

Radiator and double glazed windows to the front and side.

Bedroom Three

5' 11" x 12' 3" max (1.80m x 3.73m max)

Built in wardrobe, radiator and double glazed windows to the rear and side.

Bathroom

Part tiled family bathroom with wc, wash hand basin, corner shower and separate bath. Radiator.

Outside

Externally, the property benefits from both a driveway and garage.

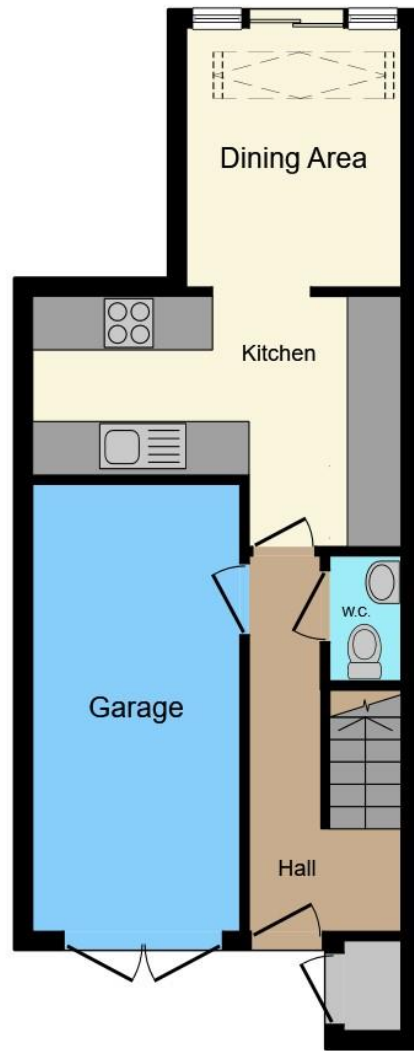
Rear Garden

To the rear of the property is a lovely, low maintenance courtyard garden.

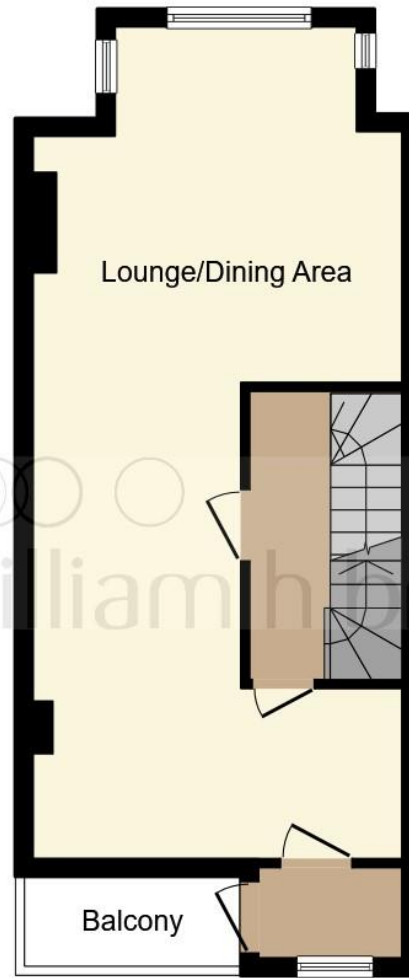


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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tannery Wharf, Newark

- THREE BEDROOMS
- THREE STOREY TOWN HOUSE
- RIVERSIDE LOCATION
- 32FT LIVING ROOM
- SUN ROOM

Tenure: Freehold EPC Rating: C

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105530 - 0006

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