



Navigation Yard, Mill Gate, Newark

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OLIVER REILLY







# Navigation Yard, Mill Gate, Newark

- MAGNIFICENT PERIOD TOWN HOUSE
- CHARMING CONSERVATION AREA
- LARGE LIVING ROOM & DINING KITCHEN
- INTEGRAL GARAGE & OFF-STREET PARKING
- WONDERFUL ARRAY OF ORIGINALITY & CHARACTER FEATURES
- THREE WELL-APPOINTED BEDROOMS
- VERSATILE FOUR STOREY LAYOUT
- FIRST FLOOR BALCONY WITH RIVERSIDE VIEWS
- FIRST FLOOR SHOWER ROOM & LARGE SECOND FLOOR BATHROOM
- NO CHAIN! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'E'

Guide Price: £210,000-£220,000. A TANTALIZING TOWN HOUSE..!

Feast your eyes on a magnificent, substantial and hugely versatile FOUR STOREY HOME. Pleasantly positioned in a charming Conservation Area. Only a moments walk away from the historic cobbled streets in the Town Centre. Providing a wide range of amenities and transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

If you're searching for an attractive, private and personality filled retreat... LOOK NO FURTHER! This beautifully bespoke home is oozing character and originality! Filled with a wealth of warmth and period features... Formerly used as a grain house! Spanning over 1,500 square/ft.

The flexible internal accommodation comprises: Entrance hall with access into an INTEGRAL GARAGE. Holding great scope to be adapted for a variety of purposes. Subject to relevant approvals.

The first floor welcomes a large shower room/ utility room, a GENEROUS BEAMED L-SHAPED LIVING ROOM, an equally spacious GRANITE FITTED KITCHEN. Hosting a range of integrated appliances and French doors opening out to a charming balcony. Overlooking the River Trent and local park.

The second floor occupies a superb FOUR-PIECE BATHROOM and TWO EXCELLENT DOUBLE BEDROOMS. The master bedroom is enhanced by a beautiful vaulted ceiling. The third floor hosts a further bedroom with two Velux roof lights and extensive eaves storage space.

Externally, there is an allocated parking space, in front of the house and integral garage. The property is pleasantly enhanced by its charming non-estate position, with waterside setting. Instilled with a high-degree of peace and tranquility, all year round.

Further benefits include gas fired central heating, an alarm system and single glazing throughout.

SET YOUR SIGHTS.... On this fabulous and hugely charming home! Which can only be described as A RARE FIND IN A PRIME LOCATION! Internal viewings are strongly recommended. Marketed with \*NO ONWARD CHAIN!\*

Guide Price £210,000 - £220,000



**ENTRANCE HALL:** 8'2 x 5'2 (2.49m x 1.57m)

**FIRST FLOOR LANDING:** 9'2 x 3'6 (2.79m x 1.07m)

**SPACIOUS DINING KITCHEN:** 15'4 x 10'5 (4.67m x 3.18m)

**FIRST FLOOR BALCONY:** 4'9 x 3'2 (1.45m x 0.97m)

With white wrought-iron railings and a timber framed storm canopy with a sloped pantile roof above. Admiring views over the local park and River Trent. Promising a lovely seating space, for you to relax, enjoy and appreciate, all year long.

**GENEROUS L-SHAPED LIVING ROOM:** 19'8 x 13'1 (5.99m x 3.99m)  
Max measurements provided.

**FIRST FLOOR SHOWER ROOM:** 10'5 x 5'6 (3.18m x 1.68m)

**SECOND FLOOR LANDING:** 11'5 x 2'9 (3.48m x 0.84m)  
Max measurements provided.

**MASTER BEDROOM:** 19'8 x 13'1 (5.99m x 3.99m)  
Max measurements provided.

**BEDROOM TWO:** 13'3 x 10'2 (4.04m x 3.10m)  
Max measurements provided.

**LARGE FOUR-PIECE BATHROOM:** 11'5 x 8'6 (3.48m x 2.59m)

**ATTIC BEDROOM THREE:** 14'2 x 10'5 (4.32m x 3.18m)  
Max measurements provided.

**INTEGRAL GARAGE:** 16'7 x 10'3 (5.05m x 3.12m)

Accessed via wooden double garage doors. Equipped with power, lighting, the electrical RCD consumer unit, gas/ electricity meters and a range of fitted base units with work surfaces over. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals. A rear personal door gives access into the entrance hall.







#### EXTERNALLY:

The property enjoys a delightful non-estate position. Set back from the one way street of Mill Gate. Set in a Conservation Area. Adjacent to a well-maintained local park, with seating areas and an 'Otters' rockery and display. Enjoying an unspoiled outlook over the local River Trent. The property is accessed via a shared and under-cover passage way, with a side entrance door. There is a secure block-paved parking space, located directly in front of the property/ integral garage.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and wooden single 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.

#### Approximate Size: 1,513 Square Ft.

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

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'E'

#### EPC: Energy Performance Rating: 'E' (46)

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 in a delightful Conservation Area, set back from Mill Gate, which is 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 a 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:

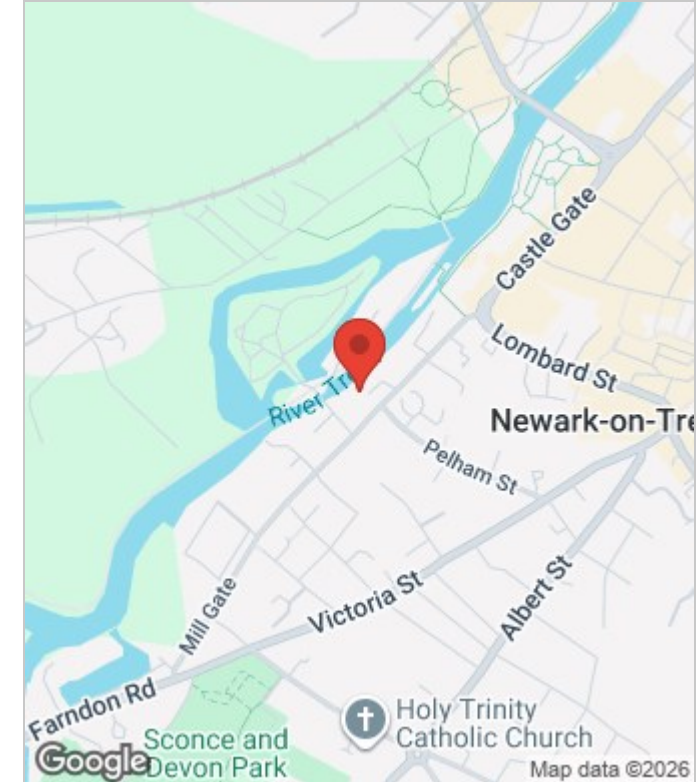
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 