



7 Tannery Wharf, Newark, NG24 4US

£219,950

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 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A superbly refurbished, riverside located, two bedroom end terraced house with parking and garage, within walking distance of Newark Town Centre and excellent local amenities.

In recent years this property has been refurbished to a high standard by the current owners, with a contemporary fitted kitchen installed in 2019, fully maximising the room and offering fully integrated appliances and generous cupboard space, along with redecoration and flooring throughout. The living accommodation benefits from a gas fired central heating system with a new boiler installed in 2019 and uPVC double glazed windows throughout.

The accommodation briefly comprises; entrance hall, kitchen diner and spacious lounge with river views. On the first floor there are two double bedrooms, each with their own private balcony, with the main bedroom enjoying superb river views, and a family shower room.

Outside, there is a driveway leading to a single garage. There is a private, walled courtyard to the front, with a pleasant, enclosed low maintenance rear terrace with immediate river views.

The property is superbly presented throughout and would be ideal for a professional person, couple or family looking for a quality riverside home, close to a range of excellent local amenities and good transport links. Viewing is highly recommended.

The property is situated within the Mill Gate Conservation Area and within walking distance of Newark town centre and excellent amenities which include Waitrose, Asda, Morrisons and Aldi supermarkets. The attractive Georgian market square in Newark town centre has a variety of Niche shops and chain stores including Marks and Spencer. There is also a range of quality bars, restaurants and cafes including Costa and Starbucks. Newark Northgate station is just around the corner and has fast trains which link to London Kings Cross with a journey time of approximately 75 minutes. Newark Castle station has trains linking to Nottingham and Lincoln. Access points to the A1 and A46 dual carriageways are close by. Nottingham and Lincoln

are within commuting distance by road.

The property is constructed of brick elevations under a tiled roof covering with accommodation arranged over two levels. The living accommodation can be more fully described as follows:

#### **GROUND FLOOR**

A timber stable door gives access to:

#### **ENTRANCE HALL**

With laminate flooring, radiator and staircase to first floor.

#### **KITCHEN/ DINER**

15'1" x 12'4" (4.60m x 3.76)  
(narrowing to 9'1)



With a high specification, gloss white fitted kitchen comprising; base units and drawers with work surfaces over, splashbacks and matching wall units. Integrated appliances include AEG electric oven, SMEG microwave, AEG induction hob and extractor, fridge freezer, washing machine, dishwasher and composite sink and drainer. With further additional built in desk and cupboards to match the kitchen units. Laminate flooring, uPVC double glazed window to the front elevation and double radiator. Built in understairs storage cupboard.

#### **FURTHER VIEW**



#### **LOUNGE**

16'6 x 12'4 (5.03m x 3.76m)



With laminate flooring, double radiator, electric feature fireplace and uPVC double glazed windows to the rear elevation providing pleasant views of the river Trent.

#### **FIRST FLOOR**

#### **LANDING**

With fitted carpet and loft access hatch.

## BEDROOM ONE

12'4" x 10'1" (3.76m x 3.07m)



With fitted carpet and radiator. uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the private balcony overlooking the river. Double wardrobe included.

## RIVER VIEW



## BEDROOM TWO

12'4" x 8'6" (3.76m x 2.59m)  
(maximum dimensions)



With fitted carpet and radiator. uPVC double glazed window to the front elevation and uPVC double glazed door giving access to a further balcony on the front elevation. Built-in storage cupboard with gas fired central heating boiler. Wardrobe unit included.

## SHOWER ROOM

6'9" x 5'8" (2.06m x 1.73m)



With tiled floor and half tiled walls, heated chrome towel rail, low suite WC, pedestal wash hand basin, quadrant shower cubicle with glazed screen and tiled surround, extractor fan.

## OUTSIDE



There is a pleasant walled courtyard to the front of the property with paved patio. To the rear the property enjoys views of the river Trent and there is a further low maintenance, gravelled courtyard with raised planters and iron railings.

## FURTHER VIEW

## OUTLOOK



## **SINGLE GARAGE**

16'4 x 7'6 (4.98m x 2.29m)



Single garage of brick construction under a tiled roof covering, with allocated parking in front.

## **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

## **TENURE**

The property is freehold.

## **POSSESSION**

Vacant possession will be given on completion.

## **VIEWING**

Strictly by appointment with the selling agents.

## **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band B.

*Floorplan to follow*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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