



**10 Brewers Wharf, Newark, NG24 1ET**

**£250,000**

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



A well presented, town centre located, 3 bedroom end town house situated within a desirable riverside development. There is an enclosed and low maintenance rear garden, with off road parking for two cars to the front of the property. The property is perfectly positioned for access to the town centre amenities and is within walking distance of both Northgate and Castle train stations. Central heating is gas fired and the property has double glazed windows.

The accommodation provides on the ground floor; entrance hall, a good sized kitchen diner with door directly to the rear patio and garden, WC and utility/internal store utilising a converted part of the integral garage, with further externally access store beyond. To the first floor there is a spacious lounge with its own balcony, family bathroom and double bedroom. The second floor provides two further double bedrooms and the principle bedroom is en suite.

The neatly landscaped and low maintenance garden contains paved areas, raised planters and a side gate and path providing front to rear access.

Situated within the town conservation area and just two or three minutes walking distance from the historic market place, the 12th Century castle and the riverside areas. This modern end terraced town house is part of the unique Brewers Wharf residential area.

This well established and historic part of the town is very convenient for North Gate railway station with fast trains capable of journey times to London Kings Cross in just over 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; M&S Food Hall, Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and chain shops. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and Newark Hospital.

The property is superbly presented throughout and would be ideal for a professional person, family or indeed for downsizing and retirement for those seeking a quality home, close to a range of excellent local amenities, riverside walks and good transport links.

The following accommodation is provided:

#### **GROUND FLOOR**

Entrance door and side light leading into:

#### **ENTRANCE HALL**

With laminate flooring, radiator and understairs storage cupboard.

#### **W.C.**

6'3 x 4'2 (1.91m x 1.27m)

Comprising low suite WC, sink with vanity unit, obscure double glazed window to the side elevation, tiled floor and double radiator.

#### **UTILITY SPACE/POTENTIAL HOME OFFICE**

10'7 x 9'9 (3.23m x 2.97m)

A partial conversion from the integral garage. With vinyl flooring, double radiator, gas fired central heating boiler and space for a washing machine. Currently utilised as bike storage. A doorway leads through to the:

#### **PART GARAGE STORE**

10'1 x 4'8 (3.07m x 1.42m)

With up and over door and power and lighting connected.

#### **KITCHEN DINER**

14'9 x 9'10 (4.50m x 3.00m)



With fitted kitchen comprising: base units and drawers with working surfaces over, tiling to splashbacks and matching wall units. Integrated appliances include electric oven and hob, extractor hood, one and half stainless steel sink and drainer, with space for a dishwasher and fridge freezer. There is also adequate space for a family dining table. With laminate flooring, radiator, doubled glazed window to the rear elevation and rear door with side light.

#### **FURTHER VIEW**



## FURTHER VIEW



## FIRST FLOOR

### LANDING

With radiator.

### LOUNGE

14'10 x 10'11 (4.52m x 3.33m)



With carpet flooring, radiator and double glazed window to the front elevation, with French doors leading out onto the balcony.

## FURTHER VIEW



## BEDROOM THREE

12'1 x 9'10 (3.68m x 3.00m)  
(plus wardrobes maximum dimensions)



With carpet flooring, radiator and two double glazed windows to the rear elevation, also benefitting from fitted and built in wardrobes.

## FURTHER VIEW



## BATHROOM

7'8 x 5'6 (2.34m x 1.68m)



With vinyl flooring, low suite WC, pedestal wash hand basin with tiled splashback, modern grey towel radiator, panelled bath with shower over, glazed screen and tiled surround. Obscure double glazed window to the side elevation and extractor fan.

## SECOND FLOOR

### LANDING

With radiator and loft access hatch.



### BEDROOM ONE

14;9 x 11' (4.27m;2.74m x 3.35m)  
(including wardrobes)



With carpet flooring, radiator, large fitted wardrobes and two double glazed windows to the front elevation.

### FURTHER VIEW



### EN-SUITE

7'10 x 5'6 (2.39m x 1.68m)



With vinyl flooring, modern grey towel radiator, low suite WC, wash hand basin with vanity unit and tiled splashback and large shower unit with glazed screen and tiled surround. Obscure doubled glazed window to the side elevation and extractor fan.

### BEDROOM TWO

14'11 x 9'10 (4.55m x 3.00m )  
(maximum measurements)

### BEDROOM TWO

4.55m x 3.00m (maximum measurements)



With carpet flooring, radiator and two double glazed windows to the rear elevation.

### OUTSIDE



The low maintenance, enclosed rear garden enjoys a good degree of privacy. It is largely gravelled for ease of maintenance and provides a paved patio seating area, raised borders and planters, a further decking area providing another space for outdoor entertaining adjacent to a pleasant pond and water feature. Fenced boundaries.

### FURTHER VIEW



### FURTHER VIEW



### SERVICES

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

### TENURE

The property is freehold.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### 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 Council Tax Band C.

### Ground Floor

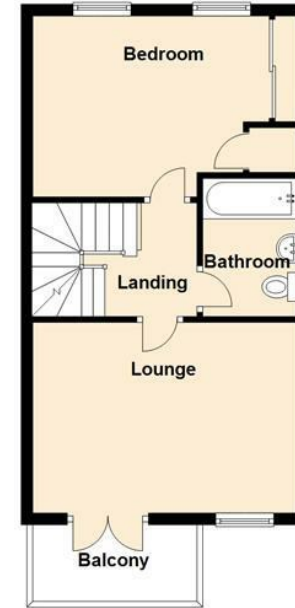
Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)

### First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



### Second Floor

Approx. 39.3 sq. metres (422.9 sq. feet)







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		
	73	83
<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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