

Coopers Yard, Newark

Guide Price £240,000 to £250,000

NEWTON FALLOWELL

Coopers Yard

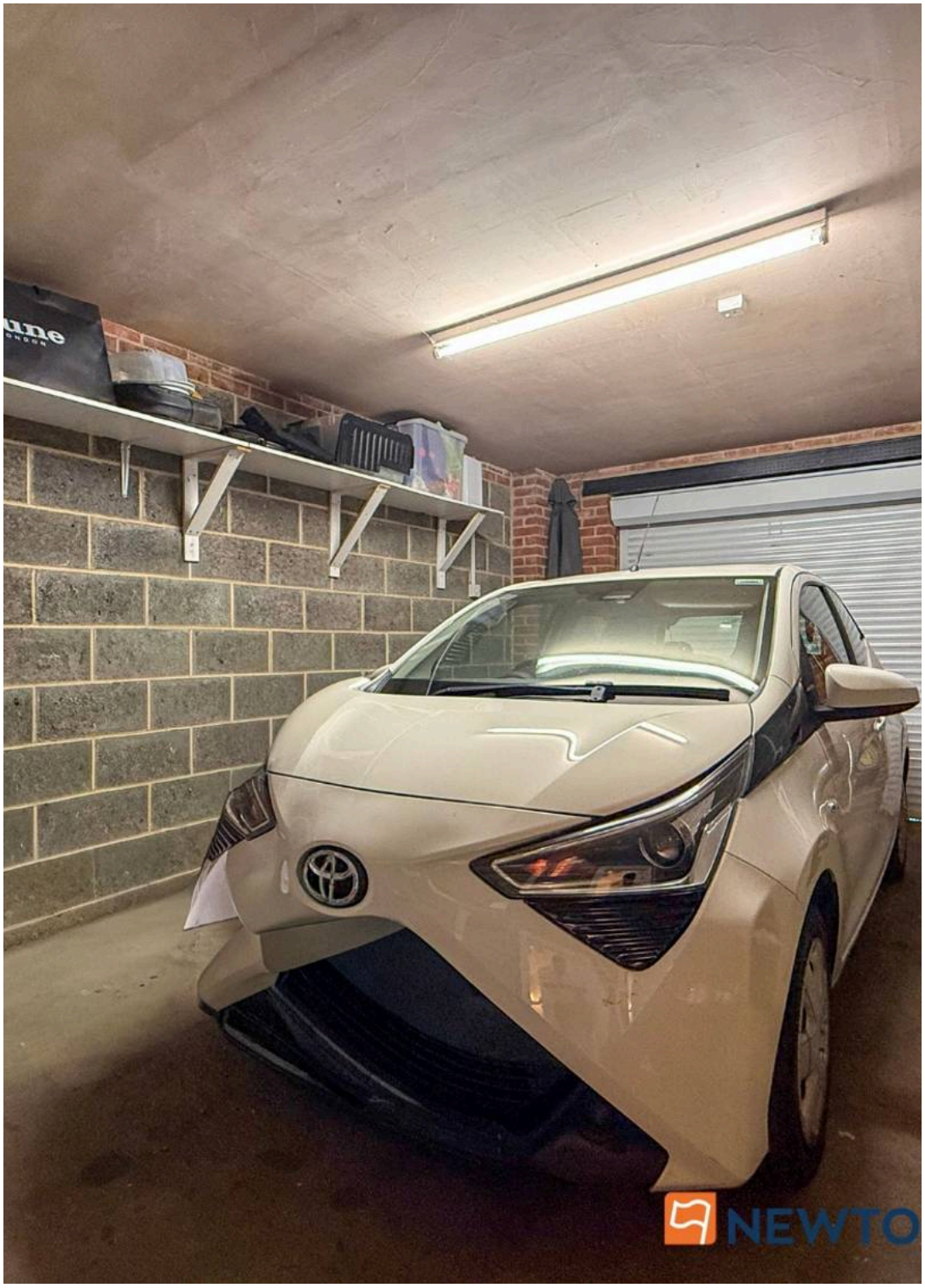
Newark

Occupying a highly sought-after position within the historic Mill Gate conservation and riverside area, this delightful three-storey town house enjoys a truly enviable setting, with stunning views to the front across the River Trent and Trent Weir. Ideally placed for those wanting to enjoy the best of town and riverside living, the property is also within comfortable walking distance of the town centre, a range of local amenities and the Castle train station.

The property offers well-proportioned and versatile accommodation arranged over three floors, with the ground floor comprising an L-shaped entrance hallway, useful WC and a further versatile room which could be utilised as a third bedroom, home office or study. The hallway also provides integral access to the generous integral garage, which benefits from an electric roller door for added convenience.

The first floor provides the heart of the home, with a spacious dining kitchen fitted with a range of appliances including a four-ring gas hob and electric oven. The generous lounge is a particular highlight, enjoying a beautiful Juliet balcony which takes full advantage of the wonderful riverside outlook and views across the River Trent.

To the second floor are two well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room. The second bedroom is served by a well-appointed family bathroom accessed from the landing.





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Outside, the property enjoys a low-maintenance garden, predominantly paved for ease of upkeep, together with a small forecourt area to the front of the garage providing additional convenience. Further benefits include gas central heating, wooden double glazed windows and UPVC doors leading to the Juliet balcony.

With its exceptional riverside position, stunning views and excellent proximity to the town centre and transport links, this is a particularly appealing home offering a rare opportunity to enjoy a picturesque waterside setting within easy reach of everyday amenities.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hall
13' 6" x 11' 11" (4.12m x 3.63m)
maximum measurements

Ground Floor WC
7' 9" x 4' 0" (2.36m x 1.22m)
maximum measurements

Bedroom Three/Study
8' 9" x 7' 9" (2.67m x 2.36m)
maximum measurements

First Floor Landing
11' 10" x 6' 5" (3.61m x 1.96m)
maximum measurements

Lounge
14' 7" x 11' 11" (4.45m x 3.63m)

Dining Kitchen
12' 5" x 11' 10" (3.79m x 3.61m)

Second Floor Landing
8' 2" x 2' 8" (2.49m x 0.81m)

Bedroom One
17' 5" x 11' 10" (5.31m x 3.61m)
maximum measurements

Ensuite Shower Room
7' 0" x 4' 9" (2.13m x 1.45m)

Bedroom Two
11' 11" x 7' 9" (3.63m x 2.36m)

Family Bathroom
8' 8" x 4' 10" (2.64m x 1.47m)

Integral Garage
18' 4" x 11' 11" (5.59m x 3.63m)









Agent's Note - Windows & Doors
The property has wooden double glazing windows and UPVC double glazing doors.

Agent's Note - Conservation Area
The property is within the historic Mill Gate conservation and riverside area.

Newark
A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,302 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.













Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.


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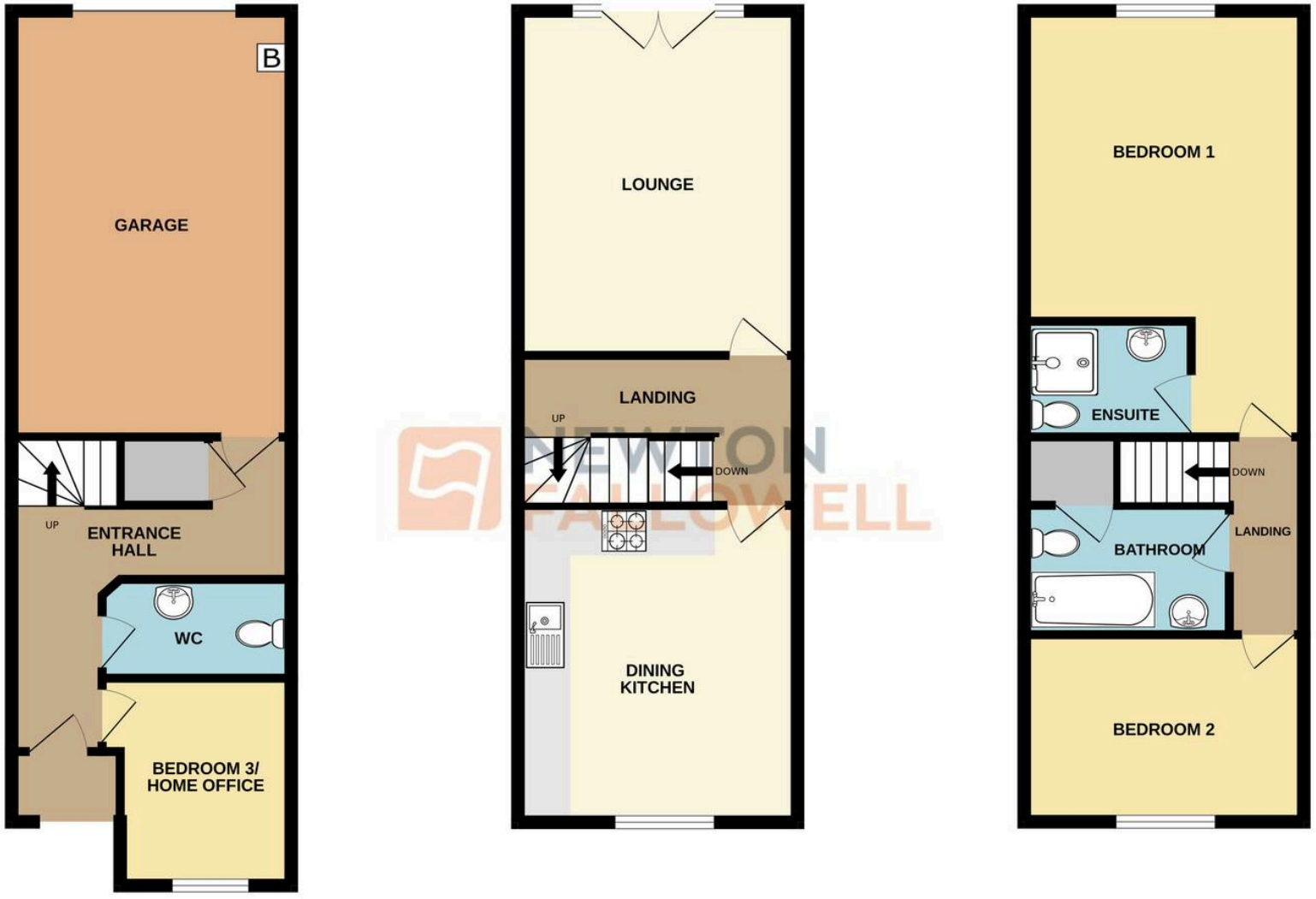

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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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