



Depot Yard, Newark

Guide Price £150,000 to £160,000



Depot Yard

Newark

MARKETED WITH NO CHAIN A unique and charming home, this delightful property presents a rare opportunity to enjoy contemporary living in the very heart of Newark town centre. Tucked away within a conservation area and just a short stroll from the town's excellent amenities, the property perfectly combines convenience, charm and modern style.

At the heart of the home is a superb open-plan living, dining and kitchen space, thoughtfully designed to create an inviting and sociable environment. The well-appointed kitchen is fitted with a range of quality units and integrated appliances, including a four-ring gas hob, electric oven, fridge and washing machine. The living area enjoys direct access to the charming courtyard garden, while stairs rise to the first floor. The first floor offers a generous landing, a spacious double bedroom and a quality family bathroom, all presented to provide comfortable and practical accommodation.

Externally, the property enjoys an enviable tucked-away setting, complemented by the significant advantage of an allocated parking space. The delightful courtyard garden has been designed with ease of maintenance in mind, featuring a combination of paved and gravelled areas with attractive part-walled boundaries, creating a private and peaceful outdoor retreat. Two versatile outbuildings can be found to the side of the property, one of which acting as a useful utility space with power and light connecting. Other features include gas central heating and UPVC double glazing throughout.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Open Plan Living/Dining Kitchen

22' 5" x 12' 1" (6.83m x 3.68m)

maximum measurements

Kitchen Area

12' 1" x 7' 0" (3.68m x 2.13m)

maximum measurements

Lounge Area

15' 0" x 12' 1" (4.57m x 3.68m)

maximum measurements

Double Bedroom

12' 1" x 9' 11" (3.68m x 3.02m)

maximum measurements

Family Bathroom

9' 0" x 5' 4" (2.74m x 1.63m)

External Utility Room

6' 1" x 5' 5" (1.85m x 1.65m)

External Store

5' 6" x 4' 8" (1.68m x 1.42m)

Agent's Note - Conservation Area

The property falls within the Newark Conservation area.

Agent's Note - Access

There is a shared passage to the gate for access to the property.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 611 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

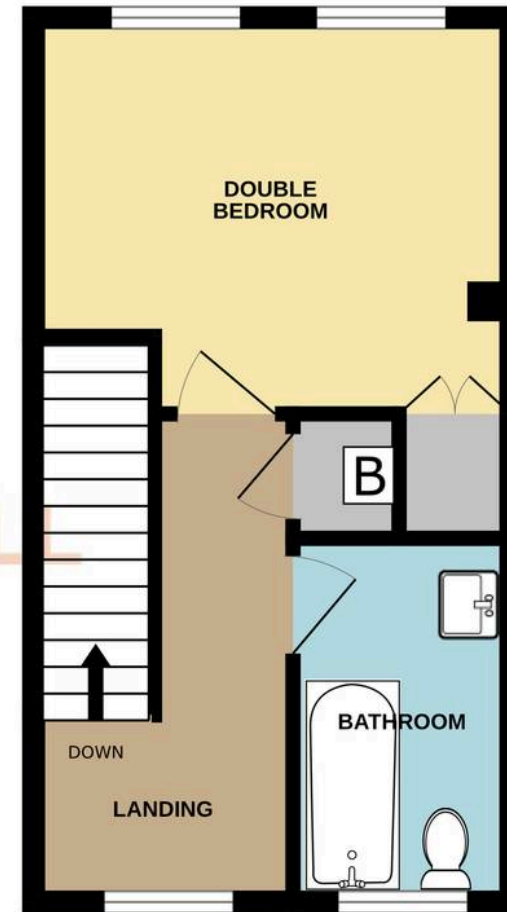
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GROUND FLOOR



1ST FLOOR



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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