



7 River View

Newark, NG24 1FR



Book a Viewing

£265,000

Immaculately presented three-storey townhouse enjoying stunning river views to the rear, ideally located close to Newark town centre, local amenities and train stations. The spacious accommodation includes a welcoming entrance hall with built-in storage, downstairs WC, and a stylish kitchen diner with French doors opening onto a low-maintenance patio. The integral garage also benefits from a utility area. The first floor offers a modern family bathroom, generous second bedroom with fitted wardrobes and study/dressing furniture, plus a bright living room with French doors leading to a balcony overlooking the river. On the second floor there is a third bedroom with fitted wardrobes, an additional bathroom and an impressive master suite featuring a vaulted ceiling, fitted wardrobes and en-suite shower room. Offered with no upward chain, this is a superb low-maintenance home in a sought-after location.



River View, Newark, NG24 1FR



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



Annual Service Charge Amount - £847.44

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

ENTRANCE HALL

21' 3" x 5' 10" (6.5m x 1.8m) With tiled flooring, radiator, stairs to the first floor, built-in cloaks cupboards, under stairs storage cupboard, personnel door to garage and doors to WC and kitchen diner.

WC

5' 6" x 2' 7" (1.7m x 0.8m) Fitted with a two-piece suite comprising a low level WC and pedestal wash hand basin, tiled splashback, extractor, tiled floor and radiator.



KITCHEN DINER

14' 1" x 15' 5" (4.3m x 4.7m) Fitted with a range of white wall and base units with a work surface incorporating 1½ bowl sink unit the stainless steel mixer, integrated fridge freezer and dishwasher, fitted oven, gas hob and stainless steel extractor hood, cupboard housing the wall mounted boiler, radiator, inset spotlights, tiled floor, uPVC double glazed windows and French doors onto the rear patio.

FIRST FLOOR LANDING

Stairs to the second floor, radiator and doors to bedroom two, bathroom and living room.

LIVING ROOM

15' 5" x 10' 9" (4.7m x 3.3m) With uPVC double glazed windows, French doors leading onto a decked balcony at the rear, inset spotlight and radiators.



BATHROOM

7' 2" x 5' 10" plus shower cubicle (2.2m x 1.8m) Fitted with a four piece suite comprising a panelled bath, pedestal wash hand basin, low level WC and shower cubicle with a mains shower, tiled walls, tiled floor, chrome heated towel rail, inset spotlights and extractor.

BEDROOM TWO

15' 5" x 10' 5" into wardrobe (4.7m x 3.2m) With uPVC double windows to the front elevation, radiator, built-in wardrobe with sliding doors and built-in office/dressing area.

SECOND FLOOR LANDING

Access to roof space, built-in storage, radiator, air cupboard housing the hot water cylinder and doors to bedroom three, master bedroom and a bathroom.

BATHROOM

8' 2" reduced head height x 6' 6" (2.5m x 2m) Three piece white suite comprising a panelled bath, low level WC and pedestal wash hand basin, tiled floor, tiled splashback, inset spotlights, extractor, chrome heated towel rail and double glazed Velux window to the front elevation.



BEDROOM THREE

8' 6" Plus wardrobe recess x 11' 1" (2.6m x 3.4m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobe with sliding mirrored doors.



MASTER BEDROOM

15' 5" into wardrobes x 10' 9" reduced head height (4.7m x 3.3m) With uPVC double glazed window to the rear elevation, radiator, vaulted ceiling, fitted wardrobes with mirrored doors and door to en-suite.

EN-SUITE

5' 6" x 5' 6" measurements into shower recess (1.7m x 1.7m) Three piece suite comprising a shower cubicle with a mains fed shower, low level WC and a wash hand basin set within vanity unit, tiled splashbacks, tiled floor, chrome heated towel rail, extractor and electric shaver point.

OUTSIDE

There is garden area and a driveway to the front providing off street parking and access to the integral garage. To the rear there a small patio area can be accessed from the kitchen diner and a decked balcony from the living room on the first floor, both with River views.

GARAGE/UTILITY

19' 0" x 8' 10" (5.8m x 2.7m) Having an up and over door, power, lighting, personnel door into property, wall and base units with a work surface incorporating a stainless steel sink and mixer tap with space and plumbing below for a washing machine and for a further appliance.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Calum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

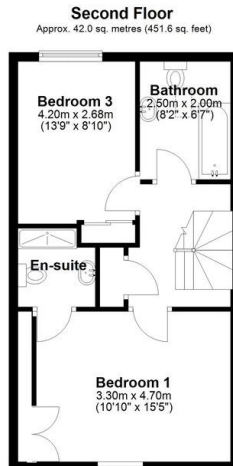
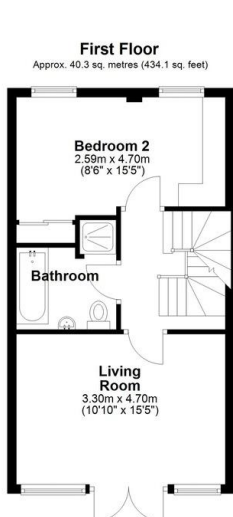
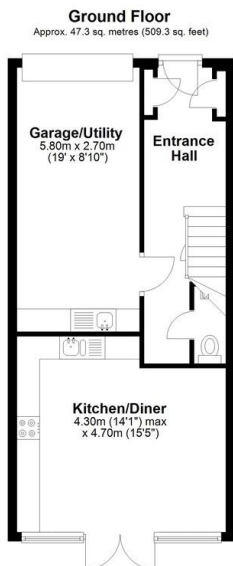
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 129.6 sq. metres (1395.1 sq. feet)

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.