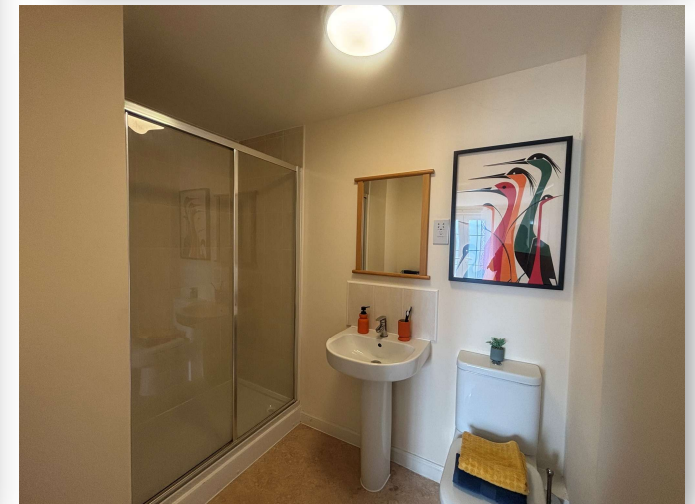




**River View Trent Lane, Newark NG24 1FR**

**welcome to**

## **River View Trent Lane, Newark**

Modern three storey living! This very well-presented town house is conveniently situated within walking distance to Newark Town Centre, Newark Northgate & Castle Station. Briefly comprising of open plan kitchen diner, lounge, utility, four bedrooms, two ensuites, integral garage, drive and balcony.



**Entrance Hall**

Having a storage cupboard, radiator, understairs cupboard and access to the garage.

**Bedroom Two**

Having a radiator and patio doors to the rear.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC and radiator.

**Utility Room**

Fitted with kitchen units with work surfacing over, sink, plumbing for washing machine and radiator.

**Cloakroom**

Fitted with a wash hand basin, WC and radiator.

**First Floor Landing**

Having an airing cupboard and radiator.

**Lounge**

There is a radiator, French doors leading to the balcony and window to the rear with river views.

**Open Plan Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, one and a half bowl sink, oven, hob, extractor, integrated dishwasher and window to the rear. The dining area has a radiator and patio doors to the Juliet balcony to the front.

**Second Floor Landing****Bedroom One**

There is a radiator, windows to the front and rear.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, radiator, extractor and obscure window to the rear.

**Bedroom Three**

There is a radiator and window to the front.

**Bedroom Four**

Having a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator and extractor.

**Outside Front**

To the front of the property there is a driveway.

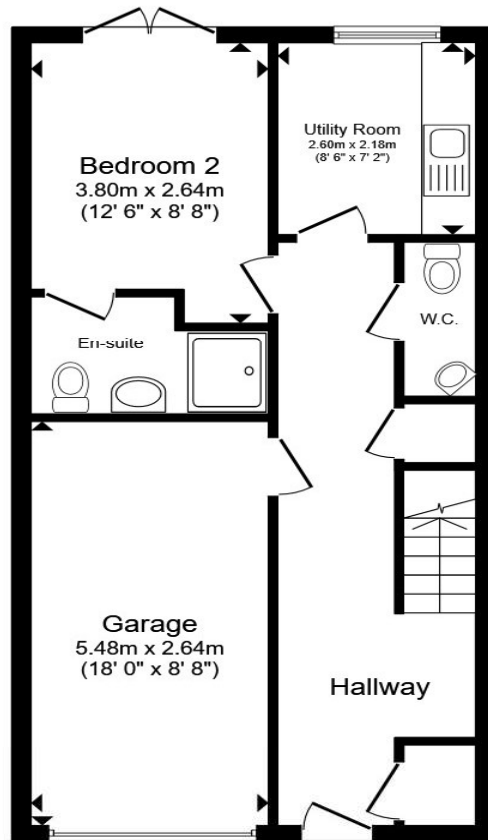
**Garage****Rear Garden**

The small rear garden has a patio area.

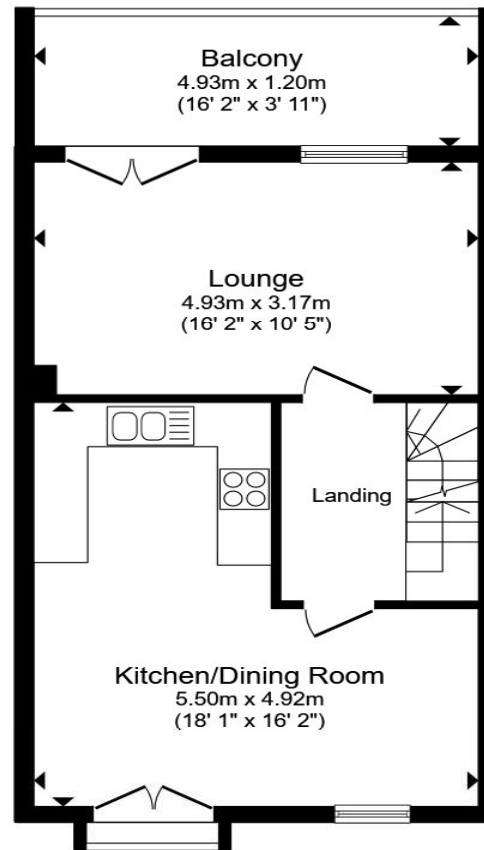


***view this property online*** [williamhbrown.co.uk/Property/NWK106551](http://williamhbrown.co.uk/Property/NWK106551)

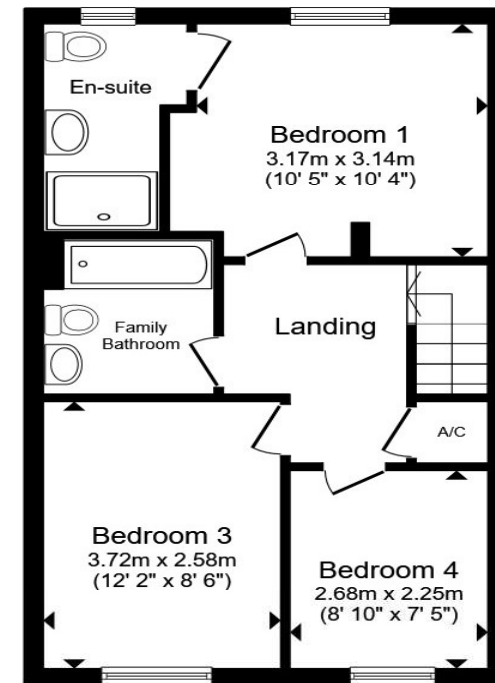




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 138.9 m<sup>2</sup> (1,495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**welcome to**

## **River View Trent Lane, Newark**

- THREE STOREY TOWN HOUSE
- FOUR BEDROOMS
- TWO ENSUITES
- KITCHEN DINER & LOUNGE
- DRIVEWAY

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK106551](https://williamhbrown.co.uk/Property/NWK106551)



Property Ref:  
NWK106551 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**