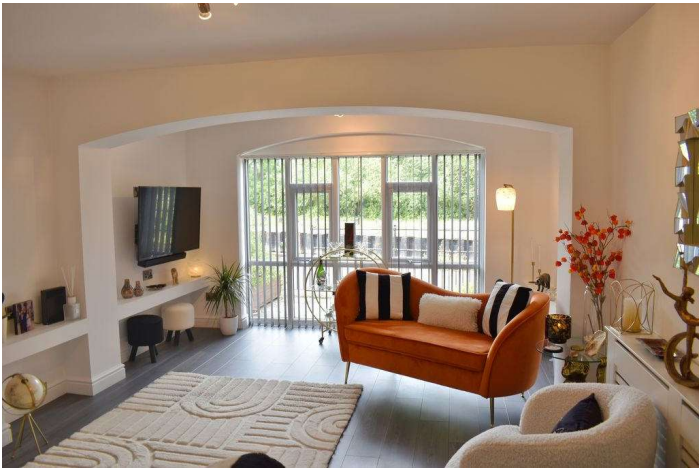


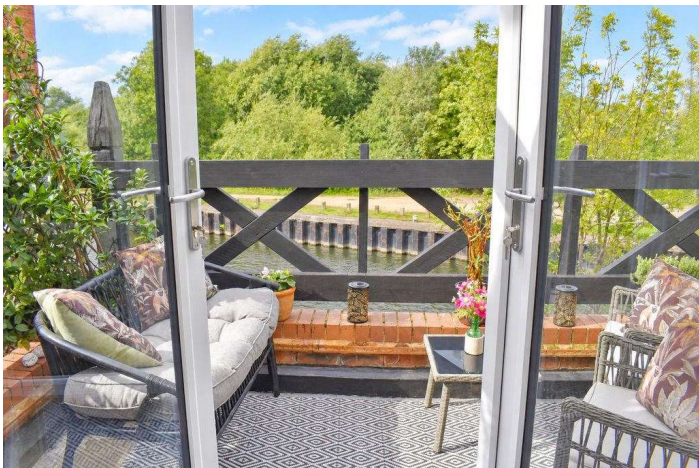
Tannery Wharf, Newark NG24 4US

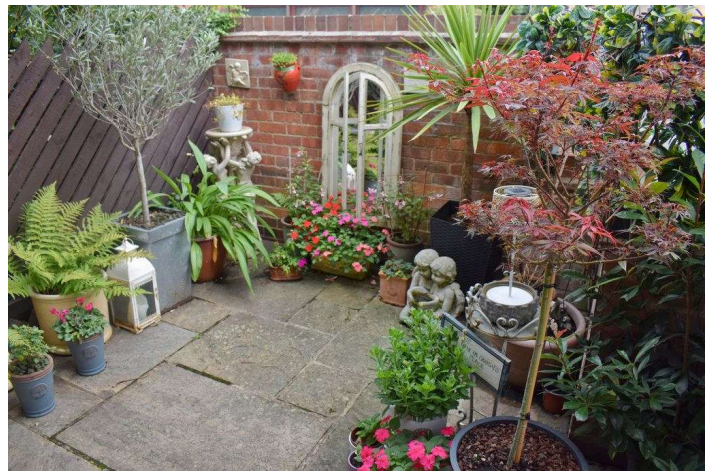
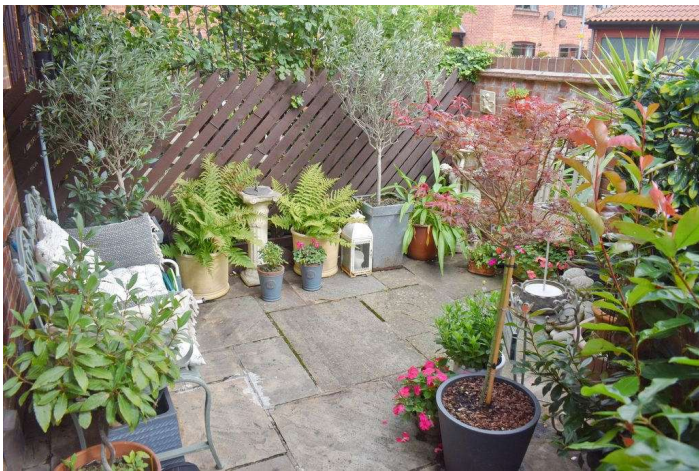
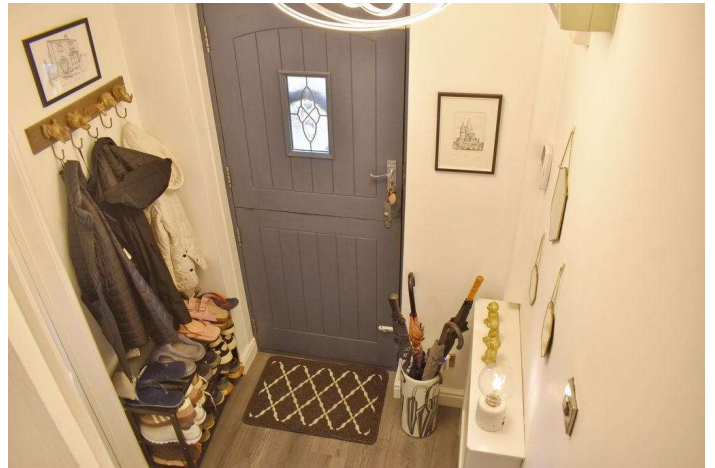
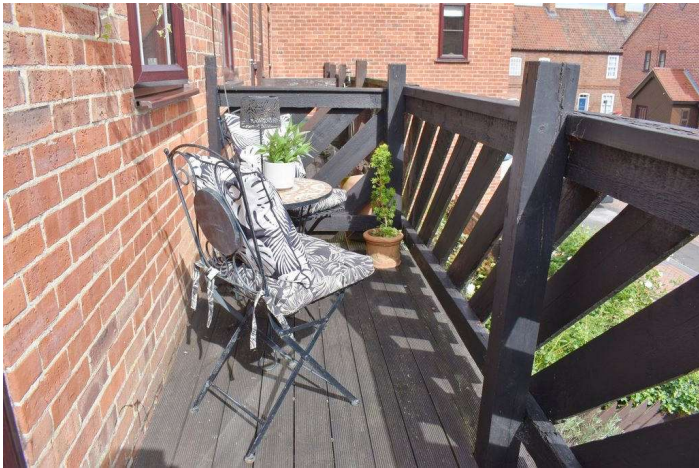


With **VIEWS OVER THE RIVER TRENT**, charming private courtyard gardens and a sought-after Conservation Area setting close to Newark town centre, this beautifully presented home offers an appealing lifestyle. Featuring a kitchen/diner, spacious living room, **TWO DOUBLE BEDROOMS, EACH WITH A PRIVATE BALCONY**, and shower room, the property also enjoys established front and rear courtyard gardens, parking and a garage. **OFFERED WITH NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.**

£230,000







Situation and Amenities

The property is situated in this highly sought after Conservation Area a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Access is through a side wooden gate leading through the courtyard to a stable door. This in turn leads into a small hallway.

Entrance Hallway

The hallway has the staircase rising to the first floor landing and a door into the kitchen/diner. There is contemporary wood effect laminate flooring, a ceiling light point and a radiator with cover.

Kitchen/Diner 15' 7" x 12' 7" (4.75m x 3.83m)

This light and spacious kitchen/diner has a window overlooking the front aspect and courtyard, and an opaque window to the side. The kitchen is fitted with a range of wall and base units with roll top work surfaces. There is a sink, and integrated appliances include a Smeg oven and microwave, an AEG induction hob with extractor over, fridge/freezer, washing machine and dishwasher. The kitchen/diner has the same contemporary laminate flooring as that of the hallway, together with ceiling spotlights, a ceiling light point, and a radiator with cover. There is also a small understairs cupboard. From the kitchen/diner a door leads into the living room.

Living Room 16' 6" x 12' 2" (5.04m x 3.72m)

This bright and spacious living room has a large window overlooking the rear courtyard providing wonderful views over the River Trent. The room has the same laminate flooring, two ceiling light points, a living flame effect electric fire, and a radiator with cover.

First Floor Landing

The staircase rises from the hallway to the first floor landing which provides access to the family shower room and both bedrooms. The landing has a ceiling light point. Access to the loft space via a ladder is located on the landing.

Bedroom One 12' 2" x 10' 1" (3.71m x 3.08m)

A wonderful bright and airy room having a high ceiling and French doors leading to the balcony (3.99m X 1.73m) providing amazing views of the River Trent. The bedroom also has a window, a ceiling light point and a radiator with cover. The wardrobes in-situ are included within the sale.

Bedroom Two 12' 0" x 8' 6" (3.66m x 2.60m)

A further very good sized double bedroom having a window overlooking the balcony, and a door leading to the balcony (4.01m X 1.16m) which overlooks the front aspect. The bedroom has a storage cupboard, a ceiling light point and a radiator. The wardrobes in-situ are included within the sale.

Shower Room 6' 9" x 5' 10" (2.07m x 1.77m)

The shower room is fitted with a corner shower cubicle with rainwater head shower, low level WC and wash hand basin. The room has a ceramic tiled floor, part ceramic tiling to the walls, an extractor fan, a heated towel rail and ceiling spotlights.

Outside

To the front of the property is a quaint cottage style courtyard which is perfect for outside dining. The courtyard is bound a combination of brick wall and fence panelling, and includes a slabbed area. A wooden gate leads to the side.

Rear Garden

To the rear is a small courtyard style garden, mainly laid to gravel with slab borders and bound by a cast iron fence. From here there are splendid views of the River Trent.

Garage

Adjacent to the property is the garage and a parking space for one vehicle. The garage has an up and over door.

Services

Double glazing and gas central heating are installed. All mains services are connected. The property also has a recently fitted intruder alarm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007838 19 October 2026

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

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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