Jon Brambles
ESTATE AGENTS

Tannery Wharf, Newark NG24 4US



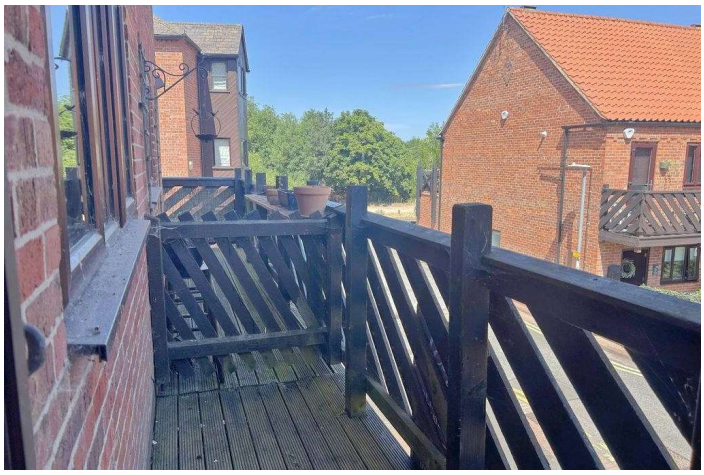
GUIDE PRICE £220,000 to £230,000 – RIVERSIDE SETTING, SOUTH FACING GARDEN & NO CHAIN! Enjoying a Conservation Area setting beside the River Trent, this impressive three bedroom, three-storey townhouse combines LOCATION with superb VERSATILITY. Moments from central Newark, discover a ground floor office/bedroom four and a fabulous first floor OPEN PLAN kitchen/diner/living space, with three bedrooms and bathroom above. Outside, the SOUTH FACING rear garden adds further appeal, alongside an integral garage and OFF STREET PARKING FOR TWO VEHICLES. **NO CHAIN.**

Guide Price £220,000 to £230,000

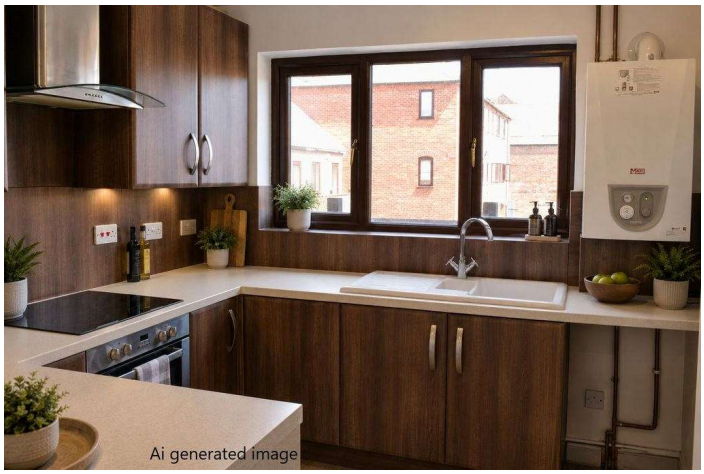
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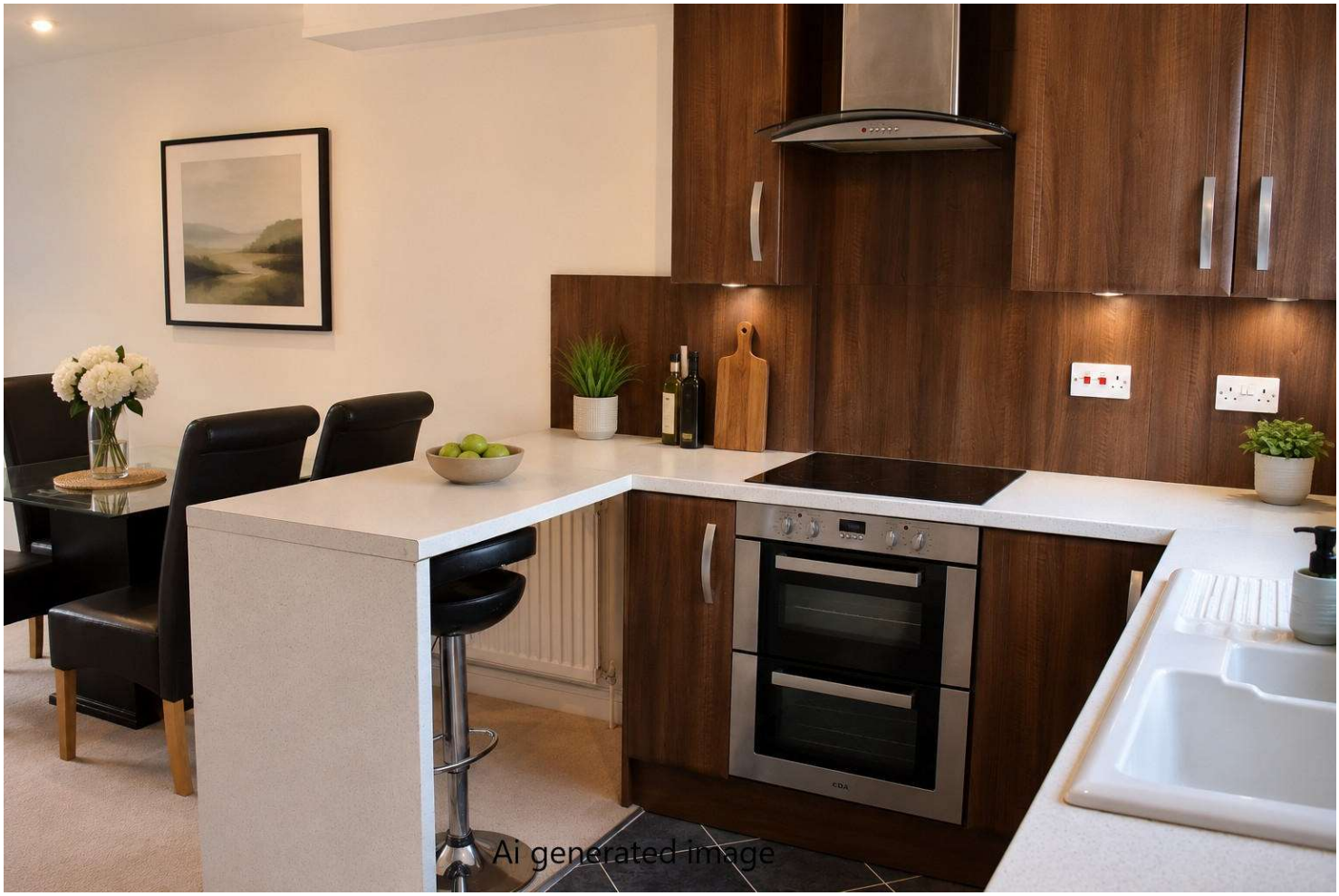







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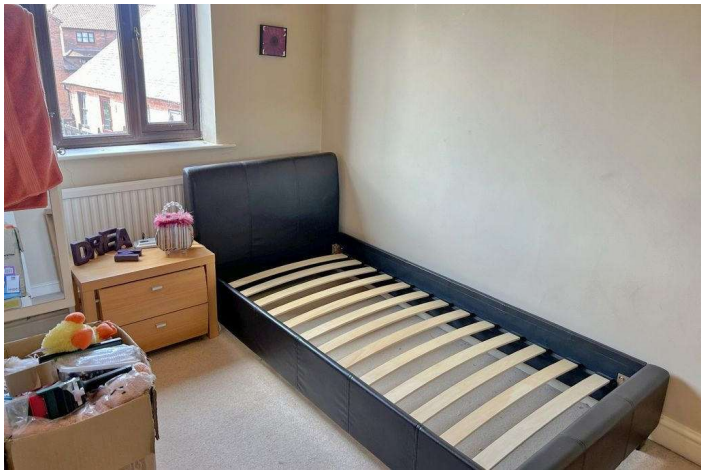

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Situation and Amenities

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

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase leading to the first floor, laminate flooring, a radiator and two understairs cupboards. From the hallway a door leads into bedroom four/home office.

Bedroom Four/Home Office *14' 0" x 9' 10" (4.27m x 2.99m)*

Bedroom four/home office has a single glazed window overlooking the courtyard garden, laminate flooring and a radiator.

First Floor Landing

The staircase rises from the hallway to the first floor where the open plan kitchen/diner/living room is located.

OPEN PLAN LIVING/DINING/KITCHEN *14' 0" x 27' 1" (4.27m x 8.26m) (overall measurement of the kitchen and living areas combined)*

Kitchen Area

The kitchen area has a double glazed window to the front elevation and is fitted with a range of base and wall units with square edge work surfaces. There is a sink, and integrated appliances include a double oven, and an electric hob with extractor hood above. A door from the kitchen area leads to the balcony via a lobby.

Living/Dining Area

The living/dining area has a double glazed window overlooking the rear garden. This space is carpeted and has two radiators and a 'real effect' electric fire.

Second Floor Landing

The staircase continues from the first floor landing to three bedrooms and the bathroom.

Bedroom One *14' 0" x 9' 5" (4.27m x 2.87m)*

Having a double glazed window to the front elevation, a fitted wardrobe, a further integrated cupboard and carpet flooring.

Bedroom Two *7' 5" x 10' 8" (2.27m x 3.26m)*

Bedroom two has a double glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three *6' 7" x 7' 8" (2m x 2.34m)*

A box room with a double glazed window to the rear elevation, carpet flooring and a radiator.

Bathroom *7' 5" x 6' 0" (2.27m x 1.84m)*

The bathroom is fitted with a suite comprising a bath with shower over, tiled flooring, a heated towel rail and an extractor fan.

Outside

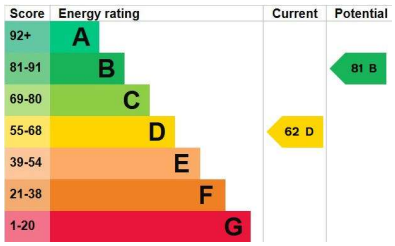
To the front of the property is off street parking for two vehicles, and an integral single garage. To the rear is a low maintenance south facing garden which is mainly laid to stone and contains some mature shrubs.

Integral Garage *16' 5" x 7' 10" (5.01m x 2.39m)*

The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Council Tax

The property is in Band D.



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.

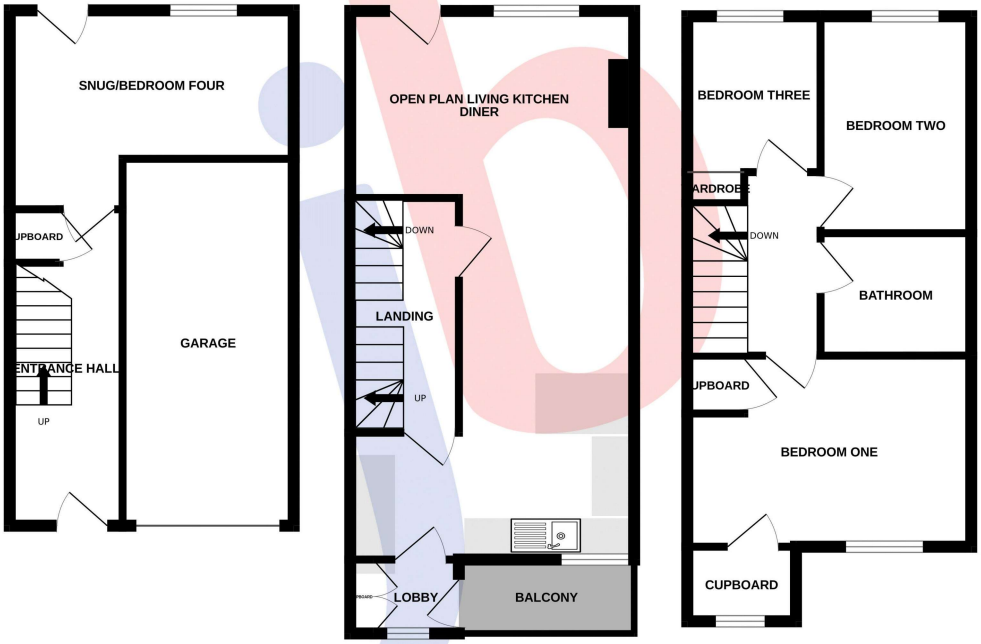
Services/Referral Fees

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. 00006377 08 October 2026

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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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