

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



20 Brewers Wharf, Newark, NG24 1ET

£275,000

www.amorrison.co.uk

newark@amorrison.co.uk

01636 700888



Property Description

**** NO UPWARD CHAIN **** Mid town house with accommodation comprising of entrance hall, cloakroom and breakfast kitchen to the ground floor. Living room, reception room/bedroom one and bathroom on the first floor. Two further bedrooms and shower room to the second floor. Garden to the rear, garage & off road parking. EPC Rating C. Council Tax Band D.

ENTRANCE HALL

A spacious hallway with stairs rising to the first floor. Radiator. Tiled floor. Useful under stairs cupboard and door to the garage. Door off to:-

CLOAKROOM

5'8" x 3'1" (1.73m x 0.94m)

A white suite comprising low suite WC and wash basin, tiled floor, part tiled walls, extractor fan and radiator.

KITCHEN DINER

KITCHEN AREA

11'4" x 7'10" (3.45m x 2.39m)

The kitchen is fitted with a range of Shaker style wall and base cupboards with granite effect working surface over inset with a sink and drainer. Appliances include a Baumatic cooking range with extractor over, washing machine, integral fridge freezer and dishwasher. Tiled floor. Window to the rear elevation.

DINING AREA

10'10" x 8'8" (3.30m x 2.64m)

Having a double glazed door to the rear garden. Tiled floor. Radiator.

FIRST FLOOR

Having a staircase rising to the second floor. Doors off to:-



LIVING ROOM

14'10" x 10'09" (4.52m x 3.28m)

A spacious room with double French doors opening to the rear elevation balcony and further window to the rear elevation. Adams style fireplace with marble surround and hearth. TV point and radiator.

BEDROOM ONE/ RECEPTION TWO

14'9" x 9'8" (4.50m x 2.95m)

French doors open to the front elevation balcony with further window offering plenty of natural light. Radiator. Cupboard with storage shelving over.

FAMILY BATHROOM

7'8" x 5'6" (2.34m x 1.68m)

Having a white suite comprising low flush WC, panelled bath with shower attachment over and pedestal wash hand basin. Tiled floor, extractor fan and radiator.

SECOND FLOOR LANDING

Doors off to:-

BEDROOM TWO

14'10" x 11'2" (4.52m x 3.40m)

With two sky windows giving plenty of natural light. Radiator.

BEDROOM THREE

14'9" x 9'10" (4.50m x 3.00m)

Window to the front elevation and skylight. Radiator.

SHOWER ROOM

7'9" x 5'6" (2.36m x 1.68m)

White suite comprising shower cubicle, wash hand basin and low flush WC. Radiator. Tiled flooring.



OUTSIDE

The front garden has a block paved driveway providing off road parking in front of the single garage, 15'9" x 9'4", with up and over door, personal door to the hall, electric power and light and housing the wall mounted boiler serving the gas fired central heating system.

The rear garden is mainly laid to patio and enjoys views across the River Trent.





SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

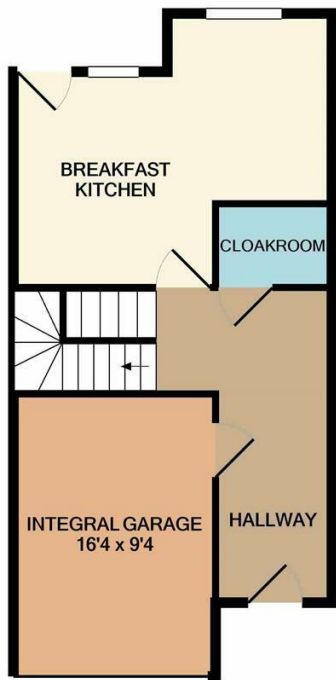
Freehold with vacant possession.

LOCAL AUTHORITY

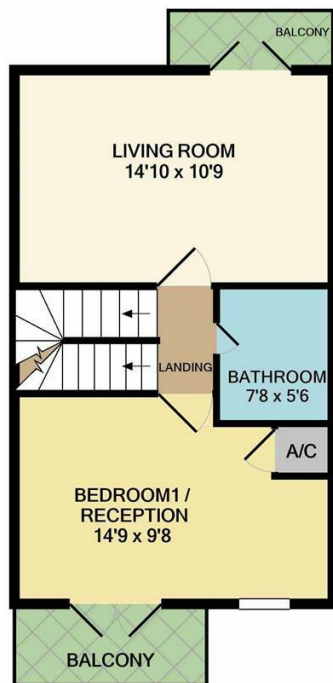
Newark and Sherwood District Council, Castle House,
Great North Road, Newark, NG24 1BY

VIEWING INFORMATION

By appointment with the office, call 01636 813971.

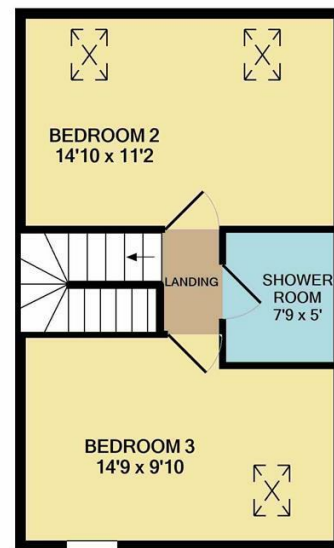


GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020



2ND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate 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 recheck the measurements.