



13 Meyrick Road, Newark,
Nottinghamshire, NG24 1HH

Chain Free £114,500
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A well-maintained and presented 3 bedroom mid terraced house situated within walking distance of Newark town centre and excellent local amenities. The living accommodation has the benefit of a gas fired central heating system and upvc double glazed windows.

The accommodation comprises; lounge, dining room, kitchen, cellar with two good compartments, currently used as a workshop. On the first floor there are two bedrooms, spacious landing area with airing cupboard, bathroom, staircase from the landing leads to attic bedroom three.

Outside the property has a pleasant rear garden with a concrete patio terrace, a concrete block built outbuilding which could be used as a workshop and has a cold water tap and wc. The property offers, ideal living accommodation for a first time buyer, young family or for those seeking investment opportunities for buy to let properties close to Newark town centre.

There are excellent amenities within walking distance of the property which include Newark Northgate railway station with trains connecting to London King's Cross in approx 75 minutes. Newark town centre with it's excellent shopping facilities including Asda, Morrisons, Aldi and Waitrose supermarkets and an excellent variety of bars, restaurants and cafe's including Costa and Starbucks. There are nearby access points to the A1 and A46 dual carriage ways, Nottingham and Lincoln are commutable by road and rail with trains departing from Newark Castle station.

The property is constructed of brick elevations under a concrete tiled roof. The living accommodation can be further described as follows:

LOUNGE

12' x 12' (3.66m x 3.66m)



Wooden front entrance door, double panelled radiator, window to front elevation, brick fireplace and living flame gas fire, coved ceiling.

LOBBY

With stairs off.

DINING ROOM

12' x 10'7 (3.66m x 3.23m)



With laminate floor covering, gas fire, double panelled radiator, window to rear elevation, door and steps leading to the cellar compartments, part dividing feature wall with leaded light window opening to kitchen.

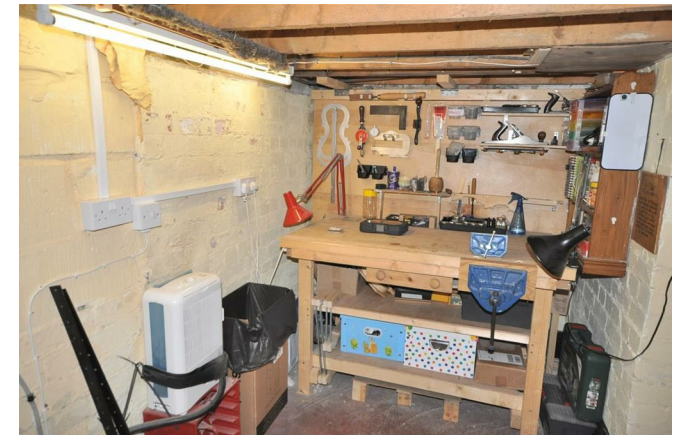
KITCHEN

9'5 x 6'2 (2.87m x 1.88m)



With fitted range of base cupboards and drawers and working surfaces above, inset stainless steel sink and drainer, tiled splashback, wall cupboard, plumbing for automatic washing machine, gas point for cooker, window to side elevation and side entrance door.

CELLAR COMPARTMENT



ROOM 1

11'6 x 5'7 (3.51m x 1.70m)

With two double power points, electric consumer unit.

ROOM 2

12'1 x 4' (3.68m x 1.22m)

With single power point.

Both rooms have a concrete floor and make a useful storage or workshop space.

FIRST FLOOR

LANDING

BEDROOM ONE

12'1 x 8' (3.68m x 2.44m)



With window to front elevation, double panelled radiator. Built-in double wardrobe with sliding mirrored door.

BEDROOM TWO

8'5 x 7'4 (2.57m x 2.24m)



With radiator and window to the front elevation.

REAR LANDING

10'9 x 5'5 (3.28m x 1.65m)

With window to rear elevation, airing cupboard housing Worcester combination 9/24 electronic gas fired central heating boiler, slatted shelving. Door and staircase leading to bedroom 3.

BATHROOM

8' x 6'2 (2.44m x 1.88m)



With white suite comprising low suite wc, wash hand

basin with pine vanity cupboard below, panelled bath with Mira Sport electric shower over and shower screen. Part tiled walls, radiator, window to rear elevation and pine panelled ceiling.

BEDROOM THREE

10'8 x 10'7 (3.25m x 3.23m)



This attic room has a Velux roof light, built-in base cupboard and an open wardrobe.

OUTSIDE

A shared passageway on Meyrick Road leads to the rear garden which has a concrete patio terrace and a raised brick planter.

WORKSHOP

This block built outbuilding has a cold water tap and a high suite wc.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor
Approx. 36.1 sq. metres (389.0 sq. feet)

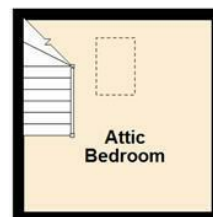


Total area: approx. 81.6 sq. metres (878.8 sq. feet)

First Floor
Approx. 34.5 sq. metres (371.2 sq. feet)



Second Floor
Approx. 11.0 sq. metres (118.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	37	74
England & Wales		
EU Directive 2002/91/EC		



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



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