



**16 Hercules Drive, Newark,
Nottinghamshire, NG24 1RA**

£165,000
Tel: 01636 611811

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

A spacious three bedroom end town house situated on a popular executive development. Hercules Drive is situated close to good local amenities and Newark town centre and is in the catchment area of the newly re-built Barnby Road primary school. The property has the benefit of a gas fired central heating system and UPVC double glazed windows.

There are enclosed gardens to the rear of the property which provide a safe play area for young children and there is an allocated car parking space. Viewing is recommended.

The living accommodation can be briefly described as follows; entrance hall, WC, breakfast kitchen, lounge/dining room with French doors accessing the rear garden. On The first floor; master bedroom having en suite shower room, there are two further bedrooms and a family bathroom.

The property is constructed of brick elevations under a tiled roof covering.

The living accommodation is more fully described as follows:-

GROUND FLOOR

DOUBLE GLAZED FRONT ENTRANCE DOOR GIVES ACCESS TO:

ENTRANCE HALL

With radiator, coved ceiling, staircase leading off.

WC

Having wash hand basin, low suite WC, radiator, UPVC double glazed window to the side elevation. Extractor fan.

BREAKFAST KITCHEN

11'0" x 8'10" (3.35 x 2.69)



Having UPVC double glazed window to the front elevation. Radiator. Fitted base cupboards and drawers with working surfaces above, inset stainless sink and drainer. Appliances include; NEFF electric oven, gas hob, extractor. There are cream coloured tiled splash backs, range of wall mounted cupboards, plumbing for an automatic washing machine, space for a dining table.



LOUNGE

16'0" x 14'0" (4.88 x 4.27)



Having UPVC double glazed window and French doors to the rear elevation which give access to the garden, coved ceiling, radiator, television point. Useful storage cupboard below the stairs.

FIRST FLOOR

LANDING

Having airing cupboard and loft access hatch.

BEDROOM ONE

11'0" x 9'0" (3.35 x 2.74)



Having radiator, television point, UPVC double glazed window to the front elevation, double wardrobe, telephone point.

EN SUITE SHOWER ROOM

White suite comprising; low suite WC, pedestal basin, there is a tiled shower cubicle with a Mira shower and a screen door, extractor, part tiled walls, radiator.

BEDROOM TWO

10'0" x 8'0" (3.05 x 2.44)



Having radiator and UPVC double glazed window to the rear elevation.

BEDROOM THREE

7'0" x 7'0" (2.13 x 2.13)



Having radiator, UPVC double glazed window to the rear elevation.

FAMILY BATHROOM



White suite comprising pedestal basin, panelled bath, low suite WC. Mosaic style blue coloured part tiled walls, extractor, radiator, shaver point, UPVC double glazed window to the front elevation.

OUTSIDE



To the rear of the property there is an enclosed rear garden which is laid to lawn and there is an allocated parking space.



SERVICES

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

TENURE

The property is freehold. Maintenance fee of £75 per annum

POSSESSION

Vacant possession will be given on completion.

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.

VIEWING

Strictly by appointment with the selling agents.

DISCLAIMER

Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



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		
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		
England & Wales	EU Directive 2002/91/EC	

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers