



Hercules Drive, Newark





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Guide Price £200,000 - £220,000

- CONTEMPORARY END TERRACE HOME
- POPULAR CUL-DE-SAC- CLOSE TO TOWN CENTRE
- GF WC. FIRST FLOOR BATHROOM & EN-SUITE
- WELL-APPOINTED PRIVATE GARDEN
- BARNBY ROAD ACADEMY SCHOOL CATCHMENT!
- THREE BEDROOMS
- GENEROUS LIVING ROOM & KITCHEN/DINER
- SINGLE GARAGE & OFF STREET PARKING
- RECENTLY RE-DECORATED & RE-CARPETED THROUGHOUT
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £200,000 - £220,000. MARVELLOUS MODERN FAMILY LIVING!
 The perfect upside is HERE!... This attractive end terrace home enjoys a lovely residential position, in a QUIET & CONVENIENT central cul-de-sac, close to amenities, the town centre and lying in CATCHMENT FOR BARNBY ROAD ACADEMY.

This tasteful modern home is neutrally presented and has recently been RE-DECORATED AND RE-CARPETED THROUGHOUT. Ready and waiting for your instant appreciation!

The well-proportioned internal layout spans almost 800 square/ft and comprises: Inviting entrance hall, a ground floor W.C, a sizeable dining kitchen and a GENEROUS LOUNGE/DINER with French doors out to the private garden.

The first floor landing hosts a STYLISH FAMILY BATHROOM and THREE BEDROOMS. The master bedroom is enhanced with fitted wardrobes and an EN-SUITE SHOWER ROOM.

Externally, the property prides itself with an enviable residential position. The left side aspect welcomes a tarmac driveway for one vehicle, leading to a SINGLE GARAGE. Equipped with power and lighting. The WELL-APPOINTED REAR GARDEN boasts a larger than average size and promotes a high-degree of privacy, with a wonderful space that can be enjoyed by the whole family.

Additional benefits of this DISTINCTIVE & DESIRABLE home include uPVC double glazing and gas central heating.

Holding all the key ingredients for your next move, this is SIMPLY A MUST-SEE!!! The only thing left missing... IS YOU! Marketed with NO ONWARD CHAIN!!!



ENTRANCE HALL:	11'1 x 3'7 (3.38m x 1.09m)
GROUND FLOOR W.C:	5'8 x 2'9 (1.73m x 0.84m)
KITCHEN/DINER:	11'1 x 8'8 (3.38m x 2.64m)
GENEROUS LOUNGE/DINER: Max measurements provided.	15'6 x 14'8 (4.72m x 4.47m)
FIRST FLOOR LANDING:	12'5 x 6'2 (3.78m x 1.88m)
MASTER BEDROOM: With fitted wardrobes and access into the en-suite shower room.	11'11 x 9'2 (3.63m x 2.79m)
EN-SUITE SHOWER ROOM:	9'1 x 4'5 (2.77m x 1.35m)
BEDROOM TWO: Max measurements provided.	10'4 x 9'2 (3.15m x 2.79m)
BEDROOM THREE:	6'3 x 6'2 (1.91m x 1.88m)
SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting and over-head eaves storage space.	18'2 x 8'6 (5.54m x 2.59m)





EXTERNALLY:

This attractive modern home is situated in a convenient and quiet cul-de-sac, close to the Town Centre and amenities. The front aspect provides a small paved pathway to the front entrance door, with a pitched tiled roof storm canopy above. The front garden has low-level hedge-row boundaries, continuing round to the left side aspect, which is also laid to lawn. Dropped kerb vehicular access leads onto a TARMAC DRIVEWAY. Allowing off-street parking, leading down to a SINGLE GARAGE. A secure wooden side gate opens into the WELL-APPOINTED and LARGER THAN AVERAGE REAR GARDEN. Predominantly laid to lawn, with a part fenced and walled left side boundary. Fully fenced right and rear boundaries. Retaining a high-degree of privacy and great external space to suit the whole family!

Approximate Size: 775 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within catchment for the desirable Barnby Road Academy. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

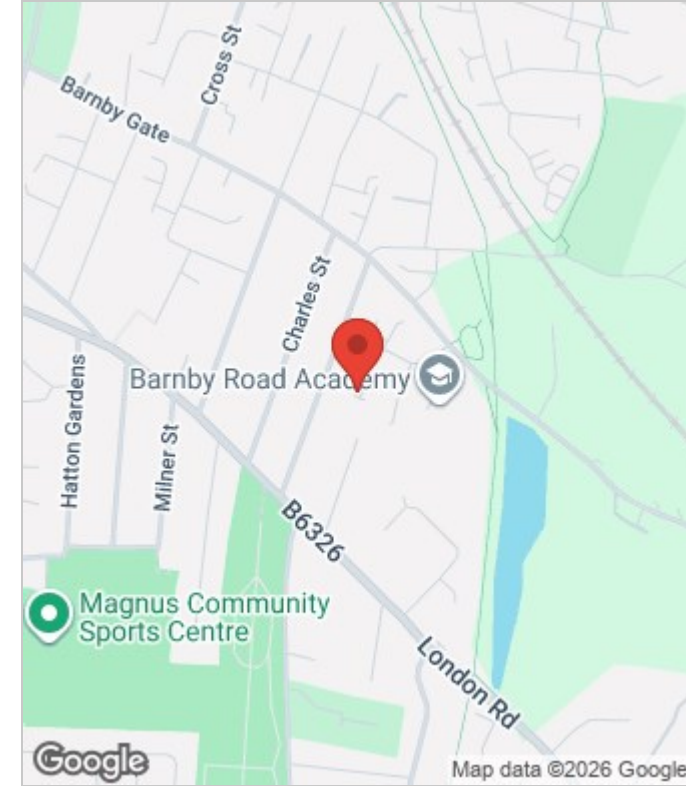
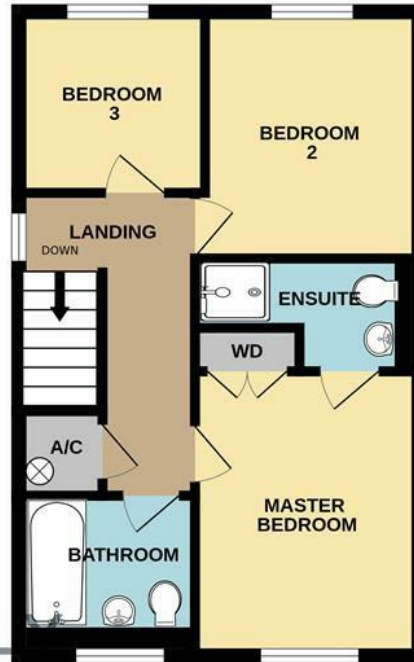
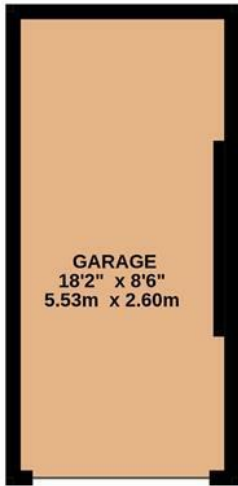
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



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	