

 **NEWTON FALLOWELL**

Meyrick Road, Newark



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### Guide Price £120,000 to £125,000

- Town Centre Location
- Mid Terraced Home
- Two Bedrooms
- First Floor Bathroom
- Lounge & Kitchen
- Enclosed Garden With Brick Store
- No Chain
- Council Tax band: A
- Tenure: Freehold
- EPC Rating: D



Marketed with NO CHAIN. Presenting a fantastic first time or investment purchase, this mid terraced home is conveniently located in Newark, just a short walk from the town centre and main line train links at Newark North Gate station. Offering a blank canvas, the property's accommodation comprises: spacious lounge, kitchen with under stairs storage cupboard, four ring gas hob, electric oven and stairs rising to the first floor where there are two bedrooms and a family bathroom. The rear garden is SOUTH WESTERLY FACING and is enclosed. It is predominantly low maintenance, and it also enjoys a brick store. Other features include gas central heating and UPVC double glazing.

### ACCOMMODATION - Rooms & Measurements

Lounge 3.63m x 3.56m (11'11 x 11'8)

Kitchen 3.58m x 3.53m (11'9 x 11'7) maximum measurements

First Floor Landing

Bedroom One 3.63m x 3.58m (11'11 x 11'9) maximum measurements

Bedroom Two 2.57m x 2.46m (8'5 x 8'1) maximum measurements

Bathroom 2.24m x 1.70m (7'4 x 5'7)

Brick Store 2.46m x 1.68m (8'1 x 5'6)

### Agent's Note

There is a shared path for this and 3 neighbouring properties giving access to the rear garden, the path is located behind the outbuilding and gate at the bottom of the garden.



## Services

Mains gas, electricity, water and drainage are connected.

## Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

## Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

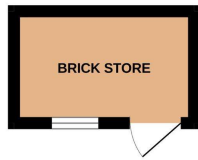
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

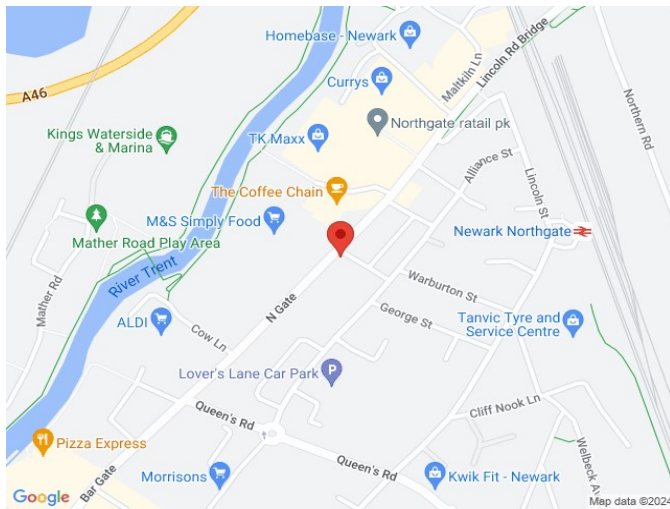
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

# Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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