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ESTATE AGENTS



19 Gerbera Drive  
Newark, NG24 2RL

Guide Price £170,000 to £180,000





## 19 Gerbera Drive

Newark, NG24 2RL

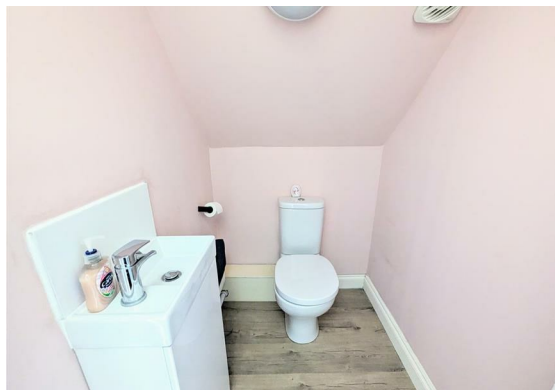
**\*\*\*IDEAL FIRST TIME BUY IN A POPULAR LOCATION\*\*\*** Guide Price £170,000 to £180,000. This well presented two double bedroom end terraced property is located within the new Beacon Heights area off Beacon Hill. This property is ideal for a first time buyer or anyone who is wanting to downsize. The accommodation comprises a lounge, modern kitchen diner, downstairs WC, two double bedrooms and a family bathroom. The property benefits from gas central heating, UPVC double glazing and an allocated parking space to the rear. The rear garden is enclosed with a paved seating area, lawn, shed and a gate that gives access to the parking area. This property is located off Beacon Hill which is a great location for commuters as it is within easy access to the A1, A17, A46 and Newark Northgate Train Station. Coddington Primary school is within walking distance and Newark Town Centre is approximately a mile away where you will find all amenities.

### Lounge

16'0 x 11'7 (4.88m x 3.53m)

### Kitchen Diner

11'7 x 9'0 (3.53m x 2.74m)







**WC**  
4'5 x 3'8 (1.35m x 1.12m)

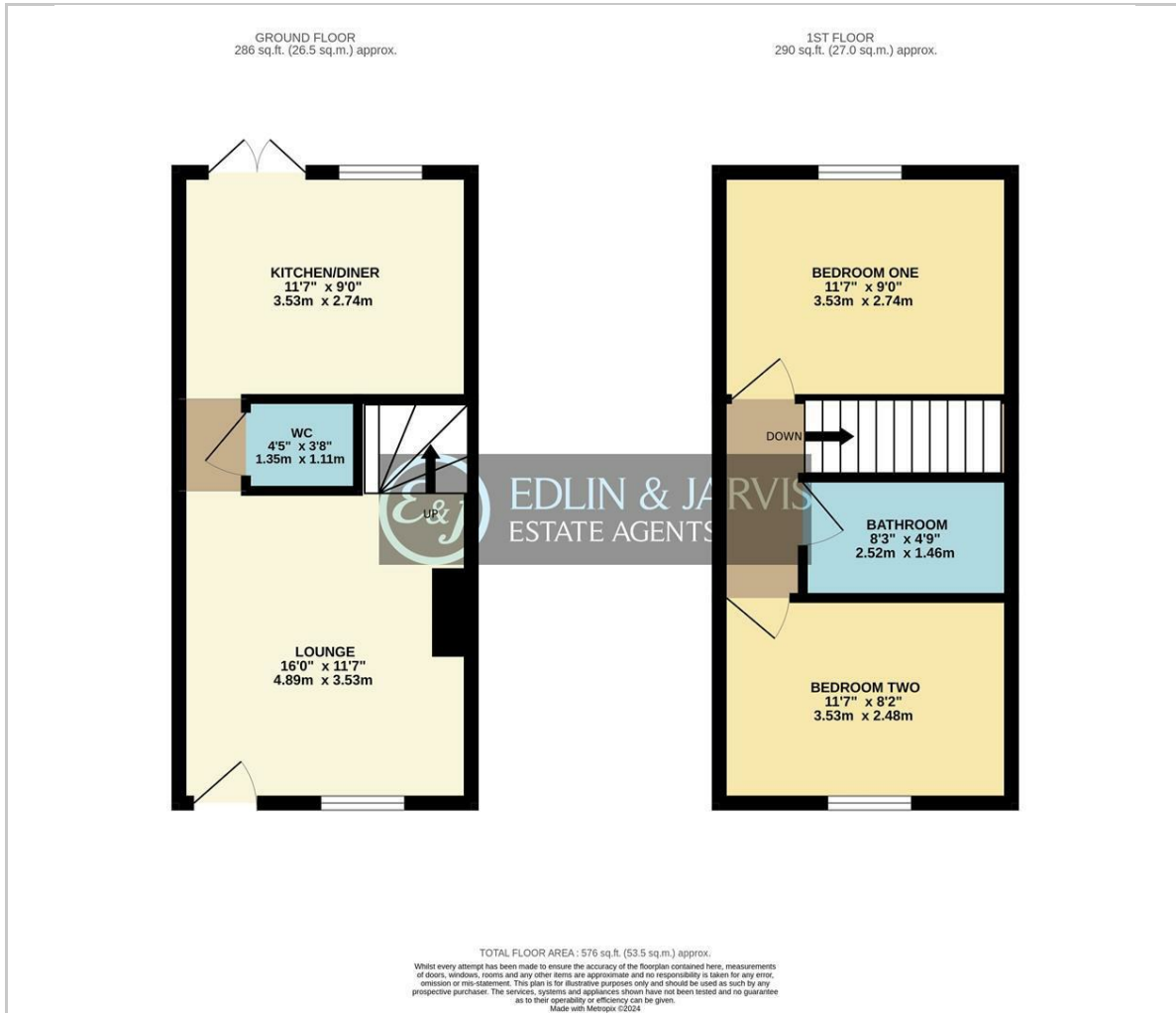
**Bedroom One**  
11'7 x 9'0 (3.53m x 2.74m)

**Bedroom Two**  
11'7 x 8'2 (3.53m x 2.49m)

**Bathroom**  
8'3 x 4'9 (2.51m x 1.45m)



## Floor Plan



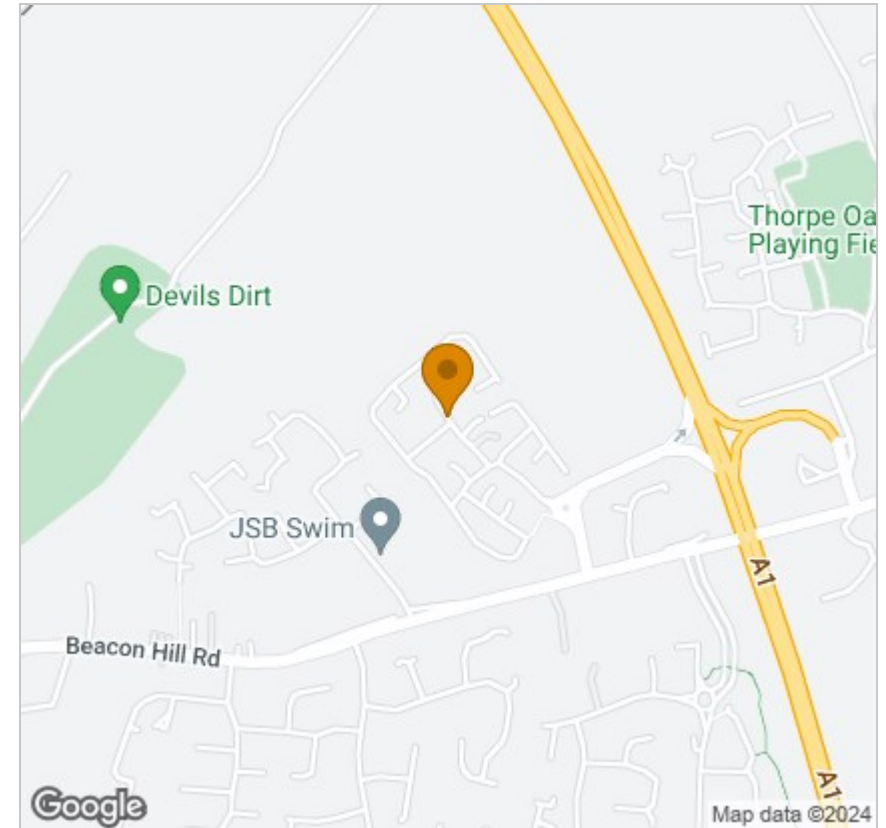
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

