



Mercia Road, Newark

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 OLIVER REILLY







# Mercia Road, Newark

- SPACIOUS TERRACE HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- CONTEMPORARY KITCHEN & BREAKFAST ROOM
- GENEROUS ENCLOSED REAR GARDEN
- UNSPOILED OPEN-ASPECT TO REAR
- THREE BEDROOMS
- LARGE DUAL-ASPECT LIVING ROOM
- FIRST FLOOR W.C & STYLISH BATHROOM
- OFF-STREET PARKING OPPORTUNITY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C' (74)

Guide Price: £170,000 - £180,000. A LOVELY RESIDENCE!!!

This three bedroom terrace home is located in the convenient area of Newark, close to the Town Centre and surrounding amenities. This property boasts a spacious interior and would make a terrific family home!

The deceptively spacious internal layout comprises: Entrance hall, a GENEROUS DUAL-ASPECT LIVING ROOM, breakfast room/ utility area and an attractive contemporary kitchen. The large first floor landing hosts access into THREE EXCELLENT SIZED BEDROOMS, a first floor W.C and an eye-catching modern bathroom.

Externally, the property occupies a generous plot. The extensive gravelled frontage provides excellent scope for OFF-STREET PARKING. Hosting sufficient space for a range of vehicles. Subject to a dropped kerb. The equally copious North-West facing rear garden is a perfect size for any growing family, with a garden shed/ timber workshop, providing power and lighting. Enjoying a private rear aspect, backing onto the local recreation park.

Further benefits of this beautifully warm and welcoming family home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

This truly is an EXCELLENT FIRST TIME BUY! Set to instantly feel like home.. Step inside and gain a full sense of appreciation!



Guide Price £170,000 - £180,000



## ENTRANCE HALL:

5'6 x 3'9 (1.68m x 1.14m)

Accessed via an obscure panelled composite front door, providing tiled flooring, carpeted stairs with handrail, rising to the first floor, ceiling light fitting, smoke alarm and access to the electrical RCD consumer unit. The hallway enjoys open-access through to the breakfast/ utility room and into the large living room.

## SPACIOUS DUAL-ASPECT LIVING ROOM:

20'1 x 11'2 (6.12m x 3.40m)

A generous DUAL-ASPECT multi-purpose reception room, providing grey carpeted flooring, two ceiling light fittings, two double panel radiators, TV connectivity point and a central feature fireplace housing an inset electric fire, with a raised hearth and decorative wooden surround uPVC double glazed window to the front and rear elevation.

## BREAKFAST ROOM/ UTILITY:

8'1 x 7'9 (2.46m x 2.36m)

With continuation of the ceramic tiled flooring. A flat edge oak work surface provides sufficient dining space with under counter open storage space and two wall mounted cupboards above. Provision for a freestanding fridge-freezer. Ceiling light fitting, telephone/ Internet connectivity point. Additional Obscure panelled composite entrance door. Open-plan access through to the contemporary kitchen.

## CONTEMPORARY KITCHEN:

11'4 x 10'10 (3.45m x 3.30m)

Of attractive modern design, providing continuation of the ceramic tiled flooring. The eye-catching kitchen has a vast range of cream wall and base units with flat edge oak work surfaces over and up-stands. Inset sink with flexi-spray chrome mixer tap. Provision for a freestanding gas/electric cooker with glass splash back and wall mounted 'BELLING' stainless steel extractor hood above. Under counter, plumbing/provision for a washing machine/dishwasher. Integrated under-counter fridge and freezer. Double panel radiator, recessed ceiling spotlights, and a uPVC double glazed window to the rear elevation. A part obscure rear stable door leads into the garden.

## FIRST FLOOR LANDING:

8'11 x 6'0 (2.72m x 1.83m)

Providing carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point (partly boarded), ceiling mounted air purifier system and a fitted airing cupboard. Housing the modern 'WORCESTER' gas combination boiler. uPVC double glazed window to the rear elevation. Access into the first floor W.C, separate bathroom and all three WELL-PROPORTIONED bedrooms. Max measurements provided.

## MASTER BEDROOM:

11'3 x 10'10 (3.43m x 3.30m)

A large DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, large double panel radiator, TV connectivity point and a useful fitted over-stairs storage cupboard with clothes hanging facilities, uPVC double glazed window to the front elevation.





#### BEDROOM TWO:

14'1 x 8'2 (4.29m x 2.49m)

A further well-appointed DOUBLE bedroom, providing carpeted flooring, double panel radiator and a ceiling light fitting. uPVC double glazed window to the front elevation.

#### BEDROOM THREE:

8'7 x 8'2 (2.62m x 2.49m)

A well-proportioned bedroom. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation, overlooking the garden, with an unspoiled aspect behind.

#### FIRST FLOOR W.C:

5'6 x 2'8 (1.68m x 0.81m)

With wood-effect laminate floor. A low-level W.C with push-button flush, ceiling light fitting and a double panel radiator, Obscure uPVC double glazed window to the rear elevation.

#### FAMILY BATHROOM:

5'6 x 5'4 (1.68m x 1.63m)

Of stylish contemporary design, providing floor to ceiling ceramic tiling. A P-shaped panelled bath with chrome mixer tap and mains shower facility with handheld shower head and rainfall effect shower head above. Wall-mounted part obscure glass shower screen. Pedestal wash hand basin with chrome mixer tap. Heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the rear elevation.

#### EXTERNALLY:

The front provides an extensive gravelled frontage, with ample OFF-STREET PARKING options. For a range of vehicles. Subject to a dropped kerb (Planning permission has been granted). There are fenced side and front boundaries. Access to the front entrance door, with two external lights and storm canopy above. Additional external door leads into the breakfast/utility room. The well-appointed and fully enclosed North-West facing rear garden is predominantly laid to lawn, with a concrete pathway leading to the bottom of the garden, to a garden shed/ timber workshop. Providing power/ lighting. There is an outside tap, external light, fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via combination boiler and uPVC double glazing throughout. Replaced within the last 7 years. 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.

#### Approximate Size: 884 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (74)

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 popular residential location, within close proximity and to the Town Centre. 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 marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. 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 a 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.





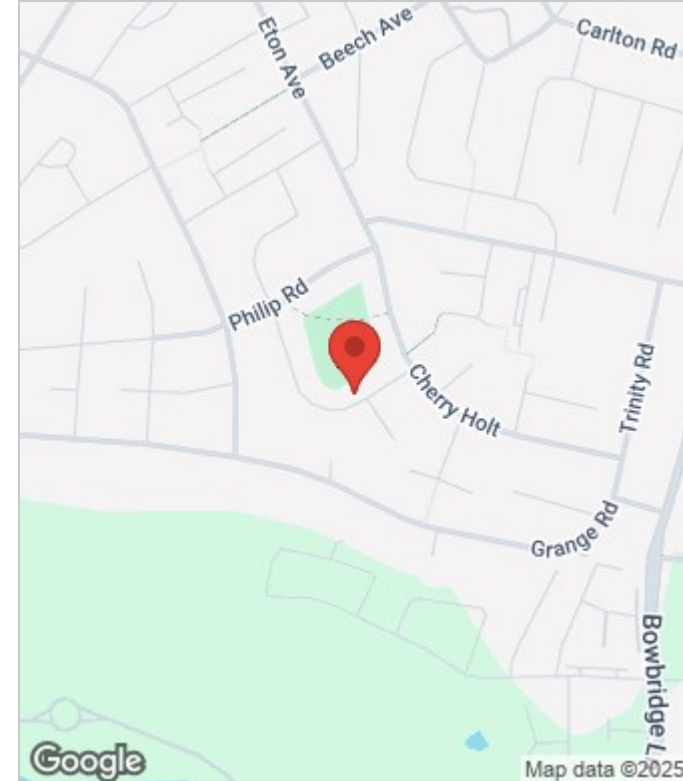
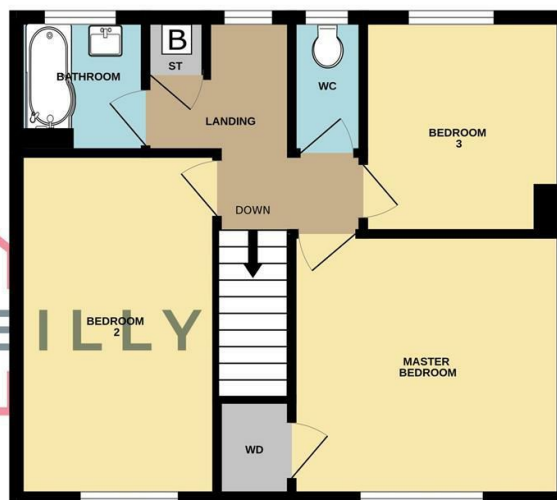




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 