



2 Massey Court, Newark, NG24 1TR

£315,000

Tel: 01636 611811

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

A 5 bedroomed family sized house conveniently situated near a primary school, co-operative store and a short walking distance from the town centre. The house design is ideal for a modern family lifestyle, the living accommodation is flexible, the garden and patio and areas are secure.

The master and guest bedroom are en-suite, central heating is gas fired and the windows uPVC double glazed.

The accommodation provides on the ground floor entrance hall, cloakroom, 17' lounge with bay window, 17' kitchen with French windows. The first floor provides master bedroom, en-suite, guest bedroom with en-suite and bedroom 3. The second floor provides bedrooms 4 and 5 together with the family bathroom.

Externally the paved and decking areas are complimented by low maintenance synthetic turf within a walled setting and rear yard areas. The property has a single garage with shared access.

Massey Court is conveniently situated just off Massey Street, close to a primary school, Co-operative store and a short walking distance from Newark town centre. This is indeed a very popular and convenient residential area.

Also within a convenient walking distance is Newark Northgate railway station with services to London Kings Cross with journey times of just over 75 minutes. The Castlegate railway station provides services to Lincoln and Nottingham. The town is on the crossroads of the A1 and A46 trunk roads.

Town centre amenities include the market place, Castle Gate with 12th century Castle and riverside areas. There are many interesting boutiques and restaurants. The Northgate Retail Park is occupied by major national retailers. There are many good reasons for living in Newark.

The property is constructed with brick elevations under a tiled roof and provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL

With Oak floor finish. Radiator and staircase to the first floor.

CLOAKROOM



With low suite WC, pedestal basin, plumbing for washing machine, radiator.

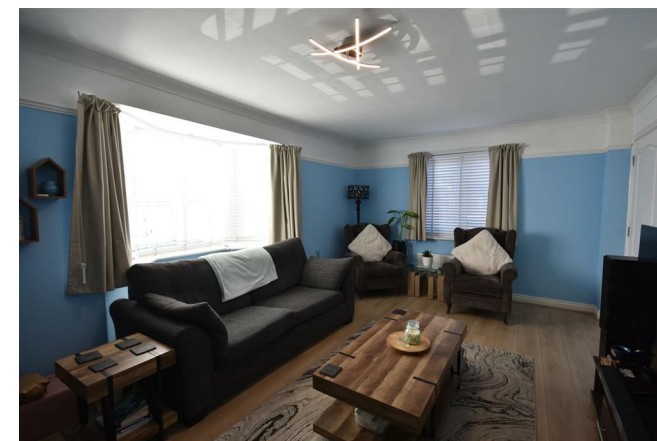
LOUNGE

17'7 x 11'8 (5.36m x 3.56m)



Measurements exclude the bay window.

Laminate floor, two radiators.



KITCHEN

17'7 x 11'9 (5.36m x 3.58m)



Wall cupboards, base units, working surfaces incorporating a sink unit. Integrated appliances including gas hob, electric oven and stainless steel hood. Centre opening French windows to the garden.



LANDING

With airing cupboard.

BEDROOM ONE

17'6 x 11'8 overall (5.33m x 3.56m overall)



With radiator.



MASTER EN-SUITE



4' wide shower, pedestal basin, low suite WC, radiator.

BEDROOM TWO

9'9 x 8'4 (2.97m x 2.54m)



Measurements exclude the door reveal.

Dual aspect. Radiator.

EN-SUITE



4' wide shower, pedestal basin, low suite WC and radiator.

BEDROOM THREE

9'3 x 7'7 (2.82m x 2.31m)



With radiator.

SECOND FLOOR

LANDING WITH RADIATOR



BEDROOM FOUR

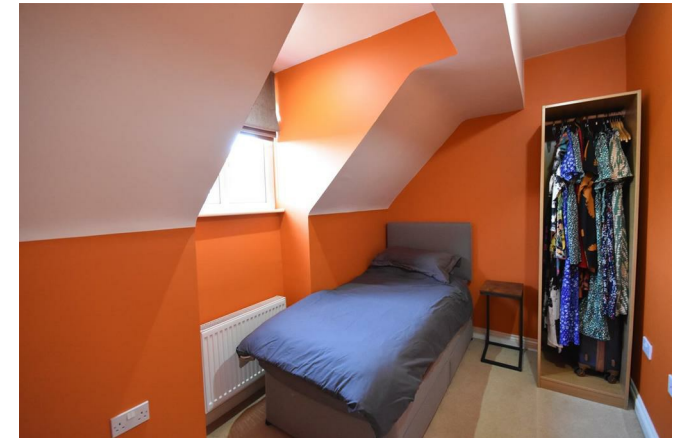
16' x 11'9 (4.88m x 3.58m)



Dormer window, built-in cupboard, radiator.

BEDROOM FIVE

12'1 x 6'8 (3.68m x 2.03m)



Dormer window, radiator.

BATHROOM

6'8 x 5'7 (2.03m x 1.70m)



White suite comprising bath with shower attachment, basin and low suite WC. Radiator.

OUTSIDE



Walled garden, decking area and paved area with astro synthetic turf. Rear yard and bin storage area.



SINGLE GARAGE

16'9 x 8'7 (5.11m x 2.62m)

Having shared access with no's 2, 4 and 6 Massey Court.

SERVICES

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

TENURE

The property is freehold.

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

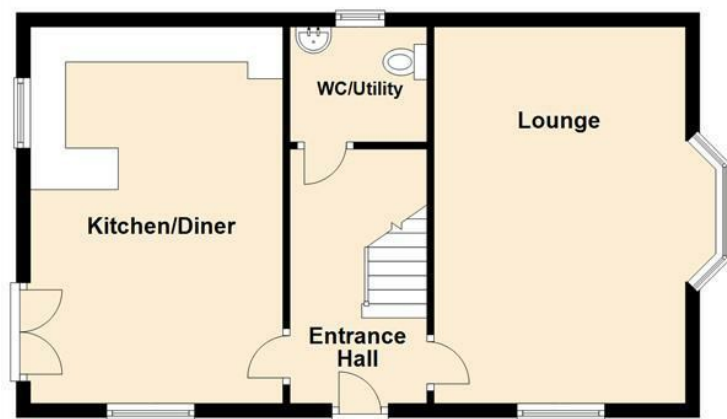
Strictly by appointment with the selling agents.

COUNCIL TAX

Band E under Newark and Sherwood District Council

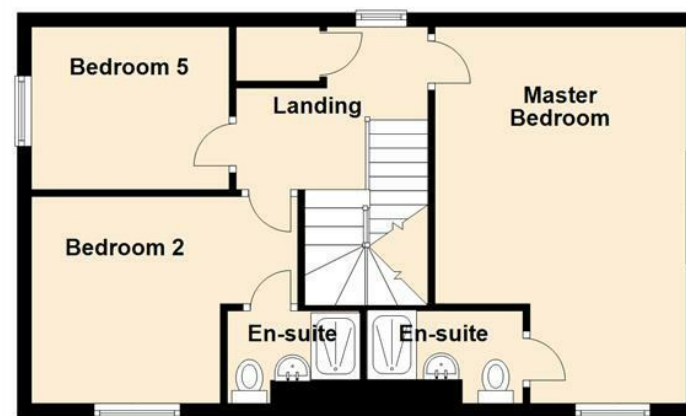
Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



First Floor

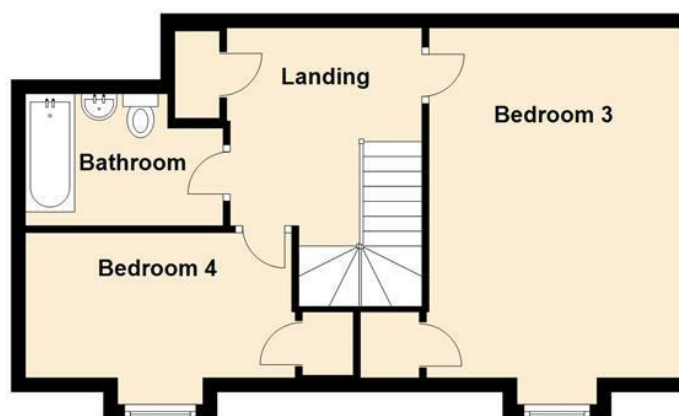
Approx. 49.8 sq. metres (536.3 sq. feet)




Total area: approx. 145.1 sq. metres (1562.0 sq. feet)

Second Floor

Approx. 45.2 sq. metres (486.6 sq. feet)





| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 77 | 84 |
| (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  |



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



RICS



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

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers