

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

AND PARTNERS

Putting you and your property first

FROM AN INDEPENDENT  
LOCAL AGENT



23 Hercules Drive, Newark, Nottinghamshire, NG24 1RA

£194,950





## Property Description

A three storey town house located within easy access of Newark town centre. The accommodation, which is arranged over three floors, comprises entrance hall, cloaks, breakfast kitchen, dining room and utility on the ground floor. Two bedrooms, living room and bathroom on the first floor and the master bedroom with en-suite and further double bedroom is located on the second floor. Enclosed rear garden, single garage, gas fired central heating and double glazing, E.P.C rating C.

### Entrance Hall

Double glazed door opening to the hallway. Stairs rise to the first floor. Ceramic tiled flooring. Understairs cupboard and doors off.

### Breakfast Kitchen

15'11" x 9'0" Fitted with a range of wall and base units surmounted by a rolled edge worksurface inset with a gas hob with extractor over, 1½ bowl stainless steel sink with mixer tap and built in double oven. Radiator. Space for an upright fridge freezer. Plumbing and space for a dish washer. Ceramic tiled flooring. Double doors open on to the rear garden.



### Utility Room

5'06" x 5'06" Fitted with units surmounted by a rolled edge worksurface. Plumbing for washing machine. Window to the rear elevation and wall mounted gas boiler. Radiator. Ceramic tiled flooring.

### Cloaks

5'06" x 2'11" Comprising low flush W.C and pedestal wash hand basin. Radiator. Ceramic tiled flooring.

### **Dining Room**

10'06" x 9'0" Bay window overlooking the front elevation. Coved ceiling and radiator. Television point. Ceramic tiled flooring.

### **First Floor Landing**

The staircase rises from the ground floor and a further staircase leads to the second floor. Door to:

### **Living Room**

15'02" x 10'06" Walk in picture bay window to the front elevation. Fireplace with hearth and wooden surround. Coved ceiling and two radiators.

### **Bedroom Four**

13'02" x 8'07" Two windows to the rear elevation. Two fitted wardrobes and radiator.

### **Family Bathroom**

7'01" x 5'06" Fitted with a three piece suite comprising low flush W.C, pedestal wash hand basin and panelled bath. Radiator, shaving point and extractor fan. Ceramic tiled flooring.

### **Bedroom Two**

14'06" x 10'0" Windows to the front and rear elevations. Radiator and loft access. Dressing area with two fitted double wardrobes.

### **Second Floor Landing**

With access to the airing cupboard housing the hot water cylinder. Door off to:



### **Bedroom One**

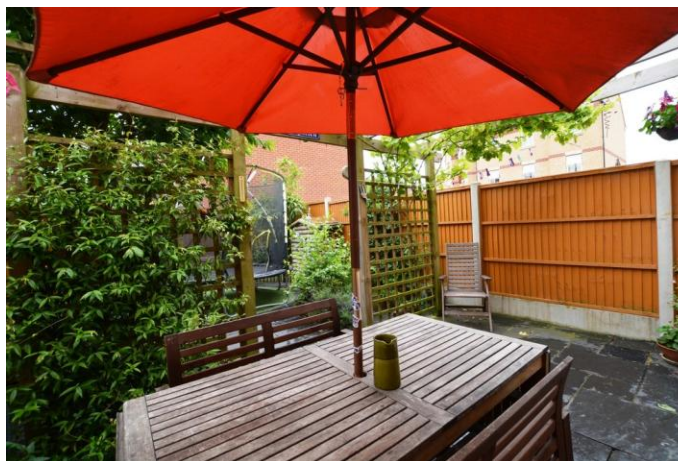
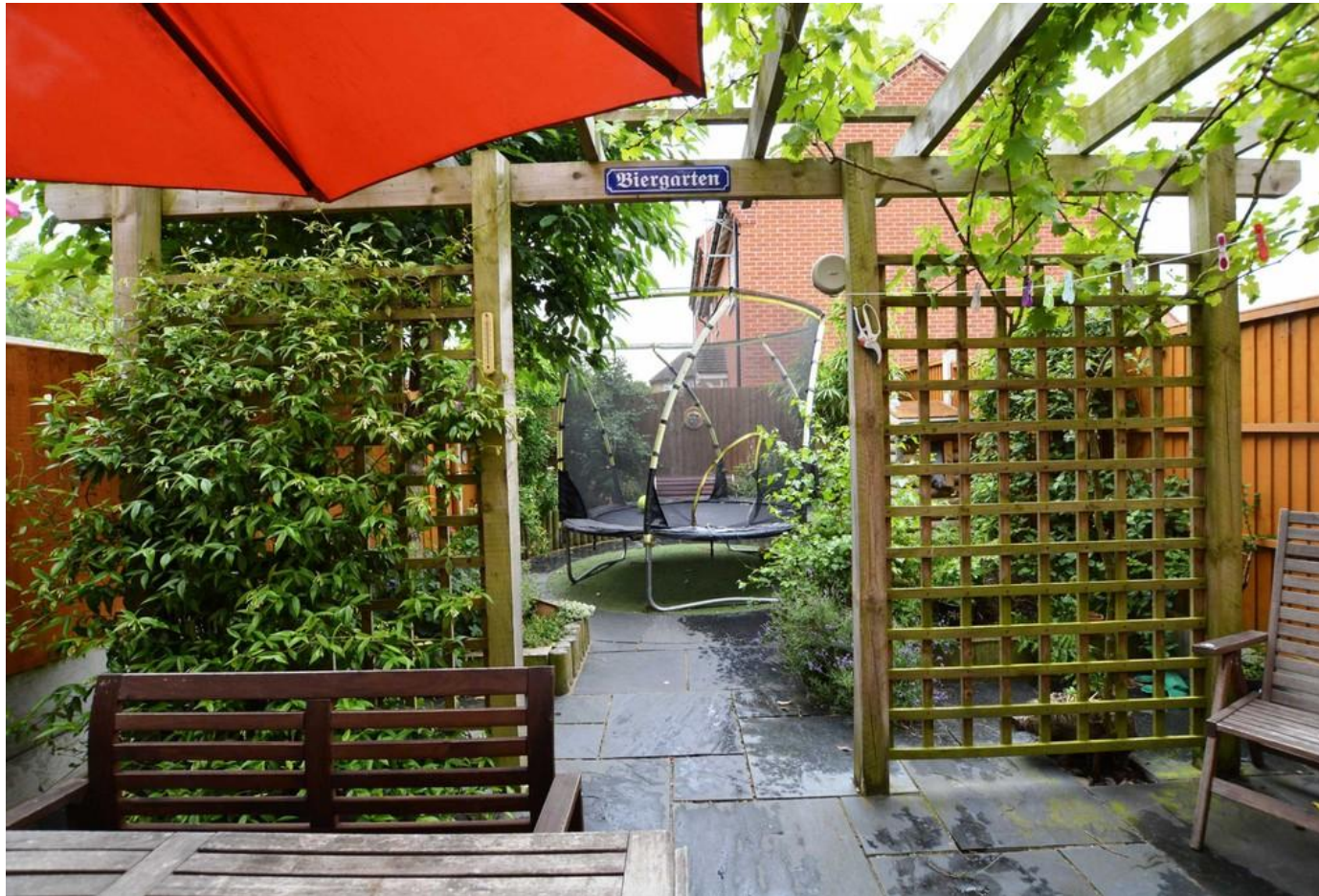
13'01" x 10'09" Two windows to the front elevation. Radiators. Built in wardrobes.

### **En-Suite**

6'0" x 4'03" Fitted with a three piece suite comprising low flush W.C, pedestal wash hand basin and separate shower cubicle. Shaver point and radiator. Ceramic tiled flooring.











### **Bedroom Three**

13'01" x 8'10" Two windows to the rear elevation. Two fitted double wardrobes and radiator.

### **Outside**

To the rear of the property is an enclosed garden with large pergola over the patio. Well planted borders around and a circular artificial lawn. A full height hand gate gives access to the garage complex where the single garage is situated with additional off road parking.

### **Services**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### **Local Authority**

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire.

### **Viewing Information**

By appointment with the agents office at Newark.

### **Tenure**

Freehold with vacant possession.





GROUND FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017

2ND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.6 SQ.M.)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements