



Massey Court, Newark

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OLIVER REILLY 



Massey Court, Newark

- SPACIOUS MODERN COACH HOUSE
- CLOSE PROXIMITY TO TOWN CENTRE
- BATHROOM & EN-SUITE SHOWER ROOM
- ENCLOSED COURTYARD GARDEN TO REAR
- Gas Central Heating & uPVC Double Glazing
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- INTEGRAL GARAGE & OFF-STREET PARKING
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- NO CHAIN! Tenure: Freehold. EPC 'C' (75)

Guide Price: £140,000- £150,000. THERE'S MORE THAN MEETS THE EYE...!

Take a look at this excellent detached coach house. Located in a quiet cul-de-sac a stones throw away from the hustle and bustle of Newark Town Centre. Surrounded by an array of excellent local amenities, transport links and school catchments. Including the highly desirable Barnby Road Academy.

This superbly spacious home boasts a HIGHLY DEGREE OF LIVING FLEXIBILITY and is jam-packed with toady's modern-day requirements.

The property was constructed in 2006 and lends itself as an ideal FIRST TIME PURCHASE OR INVESTMENT. Currently with tenants in situ!

The generous internal layout comprises to the ground floor: Entrance hall with stairs rising to the first floor. Providing a copious landing, SPACIOUS LOUNGE/DINER, open-plan through to a fitted kitchen. There are TWO DOUBLE BEDROOMS, a three-piece bathroom and EN-SUITE SHOWER ROOM to the master bedroom.

Externally, in addition to the secluded position the property provides an ALLOCATED PARKING SPACE with access into an INTEGRAL GARAGE, with power and lighting. There is a well-appointed and FULLY ENCLOSED REAR COURTYARD GARDEN. Which leaves much to the imagination for you to inject tour own personality.

Further benefits of this marvellous modern home include uPVC double glazing throughout, gas fired central heating, a high energy efficiency rating (EPC: C) and a FREEHOLD TITLE. The three garages below the property are on a 999 year lease from 2006 and require a peppercorn rent.

TOO GOOD TO LAST...! Offering all you could want...AND MORE! This cracking low-maintenance purchase should be placed at the top of your list! Marketed with **NO ONWARD CHAIN!!**.

Guide Price £140,000 - £150,000



ENTRANCE HALL:	4'3 x 3'3 (1.30m x 0.99m)
FIRST FLOOR LANDING: Max measurements provided.	10'2 x 7'6 (3.10m x 2.29m)
LARGE LOUNGE/DINER: Max measurements provided.	17'2 x 10'6 (5.23m x 3.20m)
FITTED KITCHEN: Max measurements provided.	13'5 x 5'9 (4.09m x 1.75m)
MASTER BEDROOM:	12'6 x 9'4 (3.81m x 2.84m)
EN-SUITE SHOWER ROOM:	7'1 x 3'9 (2.16m x 1.14m)
BEDROOM TWO:	11'0 x 7'6 (3.35m x 2.29m)
FAMILY BATHROOM:	6'7 x 5'7 (2.01m x 1.70m)
INTEGRAL GARAGE: Accessed via a manual up/ over garage door. Equipped with power, lighting and an integral under-stairs storage cupboard. A rear external door opens out into the large courtyard garden.	16'9 x 7'10 (5.11m x 2.39m)
ALLOCATED PARKING SPACE: Located at the front of the coach house, with access into the integral single garage.	





EXTERNALLY:

The front aspect provides an allocated parking space with access into the integral single garage. A right sided timber gate opens into the well-appointed and FULLY ENCLOSED rear courtyard garden. Of general low maintenance and predominantly gravelled, with a paved pathway and oval paved seating area. Leaving much to the imagination of a buyer to make their own mark! There are fenced side boundaries and a part walled and part fenced rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

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: 824 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage and store.

Tenure: Freehold.

There is a lease for the three integral garages, which are on a 999 year lease, commencing from 25th March 2006. With a peppercorn rent. Sold with vacant possession on completion. Unless purchased with existing tenants in situ.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (75)

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 central residential location, within close proximity and walking distance into 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 market place 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:

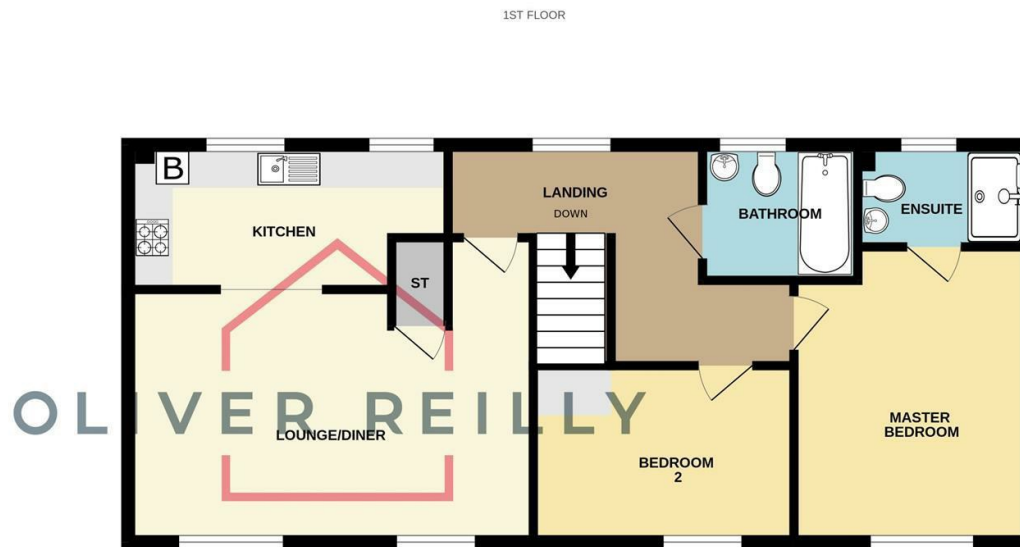
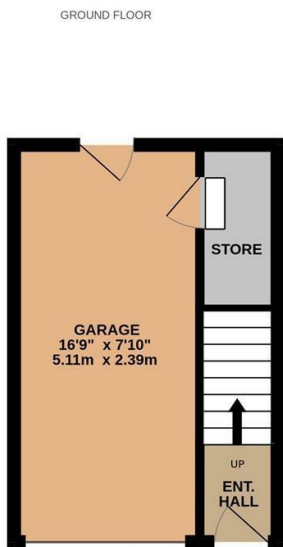
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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

