



Simpson Close, Balderton, Newark

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 OLIVER REILLY



Simpson Close, Balderton, Newark

- EXTENDED SEMI-DETACHED HOME
- TWO GENEROUS RECEPTION ROOMS
- MODERNISATION REQUIRED
- ENCLOSED REAR GARDEN
- uPVC Double Glazing & Electric Heating
- TWO BEDROOMS
- POPULAR LOCATION. CLOSE TO AMENITIES
- DETACHED GARAGE & LARGE DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- NO CHAIN! Tenure: Freehold EPC 'tbc'

EXTENDED CONTEMPORARY LIVING! MAKE YOUR MOVE...

On this cracking opportunity to acquire a well-appointed and EXTENDED modern-day home. Located in a popular location. Close to an array of amenities and transport links. Including direct access onto the A1, A46 and to Newark Town Centre. This perfectly positioned property requires a cosmetic up-lift. Inside and out. However the RAW-POTENTIAL will override improvements warranted. The internal accommodation comprises: Porch, entrance hall, fitted kitchen, large living room, and a separate multi-purpose dining room. The first floor landing hosts two bedrooms and a bathroom. Externally, the property is greeted by a multi-car driveway, giving access down to a detached garage. The well-appointed rear garden is fully enclosed and leaves ENDLESS POSSIBILITIES for your imagination to run wild. Further benefits include uPVC double glazing throughout and electric heating. MAKE YOUR MARK KNOWN! Step inside and see the scope for yourself! Marketed with NO ONWARD CHAIN..!

Offers in excess of £160,000



PORCH: 3'3 x 3'1 (0.99m x 0.94m)
With tiled flooring and a ceiling light fitting. Access into the entrance hall.

ENTRANCE HALL: 6'1 x 3'5 (1.85m x 1.04m)
Access via an obscure uPVC double glazed front door. Providing tiled flooring, a ceiling light fitting and access to the electrical RCD unit. Access into the living room and open access through to the kitchen.

KITCHEN: 8'6 x 7'9 (2.59m x 2.36m)
Providing tiled flooring. The kitchen hosted a range of fitted wall and base units with extensive wall tiled splash backs. Inset sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over and extractor hood above. Under counter plumbing/provision for a washing machine, dish washer and a free standing fridge freezer. Ceiling light fitting and a uPVC double glazed window to the front elevation.

LIVING ROOM: 15'6 x 11'9 (4.72m x 3.58m)
A generous reception room. Providing carpeted flooring, a ceiling light fitting, TV point, two electric storage heaters and provision for a wall mounted electric fire. Carpeted stairs rise to the first floor. uPVC double glazed window to the side elevation. Hard wood double doors give access into the dining room with two hard wood windows to the rear elevation.

DINING ROOM: 11'4 x 8'1 (3.45m x 2.46m)
A further reception room, hosting laminate flooring, two wall light fittings and an electric storage heater. uPVC double glazed window to the side and rear elevation. A uPVC double glazed rear door gives access into the rear garden.

FIRST FLOOR LANDING: 3'1 x 2'9 (0.94m x 0.84m)
With carpeted flooring, a ceiling light fitting and loft hatch access point. Providing access into bathroom and both bedrooms.

MASTER BEDROOM: 12'6 x 11'8 (3.81m x 3.56m)
A well proportioned double bedroom. Providing carpeted flooring, a ceiling light fitting, electric heater and a double fitted wardrobe. Two uPVC double glazed window to the rear elevation. Max measurements provided.

BEDROOM TWO: 13'6 x 5'7 (4.11m x 1.70m)
With laminate flooring, a ceiling light fitting, wall mounted electric radiator. A bay with uPVC double glazed window to the front elevation. Max measurements provided.





FIRST FLOOR BATHROOM:

8'7 x 5'8 (2.62m x 1.73m)

Providing tiled flooring. A paneled bath with chrome mixer tap, over head shower facility, glass shower screen and floor to ceiling wall tiled splash backs. A low level W.C, a wash hand basin with chrome mixer tap, inset to a large vanity storage unit with work surfaces around and partial tiling. Wall mounted electric heater, shaver point, ceiling light fitting and a fitted airing cupboard. Housing a hot water cylinder. Two obscure uPVC double glazed window to the rear elevation.

DETACHED SINGLE GARAGE:

17'1 x 8'4 (5.21m x 2.54m)

Of brick built construction, with a pitched tiled roof, accessed via a manual up/over garage door. Providing power lighting and over head storage space. A wooden rear personal door gives access into the rear garden.

EXTERNALLY:

The front aspect provides is greeted by a part block paved and part tarmac driveway. Ensuring off street parking for multiple vehicles. Giving access down to the detached garage. The front garden is laid to lawn with a hedge front and side boundary, external lights and block paved pathway to the front entrance porch. The rear garden is well appointed and predominately laid to lawn with partial boarders, a decked seating area and provision for a garden shed. There is an external light, a mature conifer tree, fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides electric 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: 662 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: 'tbc'- On Order

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

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:

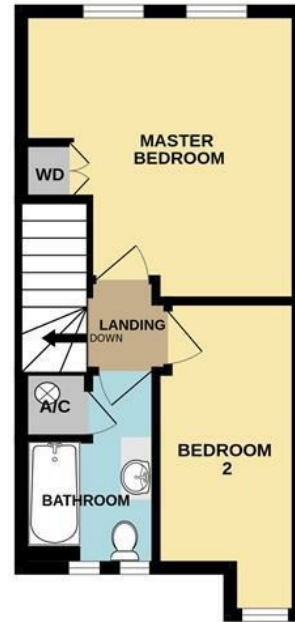
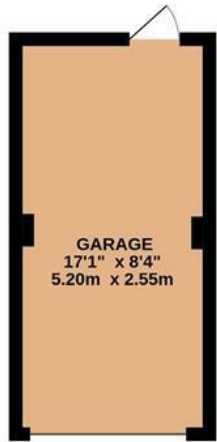
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



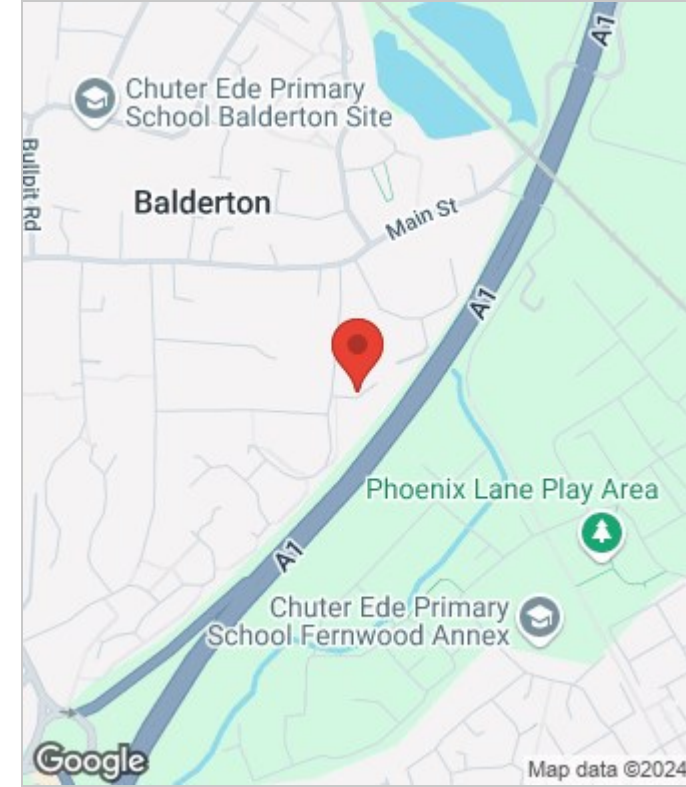


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

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