



Bancroft Road, Newark

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OLIVER REILLY



Bancroft Road, Newark

Asking Price: £195,000

- SPACIOUS SEMI-DETACHED HOME
- HIGHLY SOUGHT-AFTER LOCATION
- TWO BAY-FRONTED RECEPTION ROOMS
- SOUTH-FACING REAR GARDEN
- NO CHAIN. Tenure: Freehold EPC 'D' (59)
- THREE BEDROOMS
- SUBSTANTIAL 0.12 OF AN ACRE PLOT
- SCOPE TO ADD VALUE & MODERNISE
- GATED DRIVEWAY & DETACHED GARAGE
- SOLD PRIOR TO MARKETING!



PORCH: 5'8 x 1'10 (1.73m x 0.56m)
Accessed via an obscure uPVC front entrance door, with side-by-side obscure uPVC double glazed windows to the front elevation. Access into the inner entrance hall.

ENTRANCE HALL: 13'9 x 6'1 (4.19m x 1.85m)
An generous reception space. Providing carpeted flooring, stairs rising to the first floor A single panel radiator. Walk-in under stairs storage cupboard with obscure uPVC double glazed window to the side elevation. Access to the gas/ electric meter and electric RCD consumer unit.

BAY-FRONTED LOUNGE: 13'9 x 11'4 (4.19m x 3.45m)
A generous reception room, with carpeted flooring and feature walk-in bay window with uPVC double glazed windows to the front elevation. Feature fireplace, housing an inset (non-working) gas fire with a raised hearth and surround. Ceiling light fitting and double panel radiator. Max measurements provided into the bay-window.

DINING ROOM: 14'9 x 11'5 (4.50m x 3.48m)
An equally spacious reception room, with carpeted flooring and feature walk-in bay window with uPVC double glazed windows to the rear elevation. Central gas fireplace. Large fitted storage cupboard. Ceiling light fitting and double panel radiator. Max measurements provided into the bay-window.

KITCHEN: 14'3 x 8'6 (4.34m x 2.59m)
Providing carpeted flooring, fitted wall and base units with laminate roll-top wood-effect work surfaces over. Floor to ceiling walled tiled splash backs. An inset stainless steel sink with drainer. Provision/ plumbing for a freestanding washing machine, freestanding fridge freezer and electric cooker. Electric heater, ceiling light fitting. uPVC double glazed window to the side elevation. Secure external door, with side by-side obscure windows to the rear elevation, gives access into lean-to. Max measurements provided.

LEAN-TO: 6'1 x 4'4 (1.85m x 1.32m)
Of glass and aluminium construction with a high-level hard standing.

FIRST FLOOR LANDING: 7'4 x 2'10 (2.24m x 0.86m)
Providing carpeted flooring, ceiling light fitting, loft hatch access point and uPVC double glazed window to the side elevation. Access into the bathroom and all three bedrooms.

MASTER BEDROOM: 13'9 x 11'4 (4.19m x 3.45m)
A sizeable DOUBLE bedroom. Located to the front of the property. Providing carpeted flooring, a walk-in bay window to the front elevation, with uPVC double glazed windows. Ceiling light fitting and double panel radiator. Max measurements provided into the bay-window.

****SOLD PRIOR TO MARKETING!****

THE PERFECT PLOT & THE PERFECT PROJECT! PROVIDING PURE POTENTIAL!

Get a load of this...! A spacious semi-detached residence. Conveniently situated, within a HIGHLY-SOUGHT AFTER LOCATION, with ease of access into Newark Town Centre and Balderton. Prepare to let your mind run wild with the endless possibilities on offer. The property requires a high-degree of cosmetic improvement and is primed and ready for a sizeable extension, to fall in balance with the enviable plot. Subject to relevant planning approvals. The accommodation comprises: Porch, Inner entrance hall, bay-fronted lounge, separate dining room, extended kitchen with lean-to. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a bathroom. Externally you can't not be amazed by the SUBSTANTIAL 0.12 OF AN ACRE PRIVATE PLOT. The front aspect greets you with a gated block paved driveway, leading into a large detached single garage. The superb rear garden enjoys a vast degree of privacy, with an unspoiled outlook behind. Backing onto a popular cycle path/ public footpath. There is fascinating scope to utilise this amazing external space in-line with its HUGE POTENTIAL. Further benefits of this exciting and captivating residence include uPVC double glazing and gas fired central heating via a modern and RECENTLY SERVICED combination boiler. MAKE YOUR MOVE...! Opportunities like this do not come around very often. This is a ONE-OFF! Marketed with NO ONWARD CHAIN!



**BEDROOM TWO:**

11'0 x 11'4 (3.61m x 3.45m)

An equally spacious DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting and single panel radiator. uPVC double glazed window to the rear elevation. overlooking the substantial rear garden.

BEDROOM THREE:

7'8 x 6'1 (2.34m x 1.85m)

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

BATHROOM:

8'5 x 5'10 (2.57m x 1.78m)

Providing carpeted flooring, a panelled bath with electric shower above, low-level W.C and pedestal wash hand basin. Majority walled tiled splash backs. Ceiling light fitting. Fitted airing cupboard houses the modern 'ALPHA' combination boiler. Obscure uPVC double glazed window to the side and rear elevations.

DETACHED GARAGE:

19'9 x 9'6 (6.02m x 2.90m)

Providing a manual up/ over garage door, separate wooden side personnel door to the left side aspect, with two windows to the left side elevation.

EXTERNALLY:

The property enjoys a lovely corner plot position. Standing on approximately 0.12 of an acre. The front aspect provides a low-level wrought-iron double gated entrance, leading onto a block paved driveway, with access into the detached garage. There is an external light. The front garden is laid to lawn, with a low-level picket fenced front and left side boundary. There is a hedged boundary to the right elevation. A secure timber right side access gate leads into the HUGE REAR GARDEN. Predominantly laid to lawn, with excellent scope and space for a substantial extension. Subject to planning approvals. There are high-level left and right hedged boundaries and a fenced rear boundary, with a timber rear gate. Enjoying an unspoiled outlook behind. The garden has a garden shed and raised paved patio.

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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 919 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (59)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location. 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:

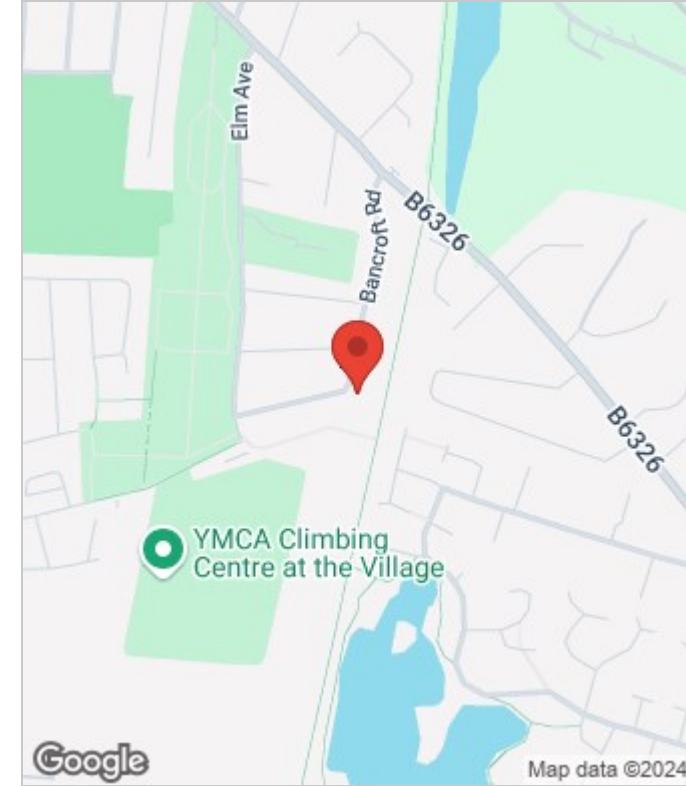
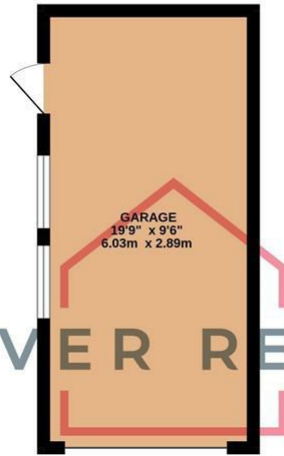
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	