



Kennedy Walk, Balderton, Newark

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 OLIVER REILLY



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- SPACIOUS SEMI-DETACHED HOME
- DELIGHTFUL TREE-LINED RESIDENTIAL POSITION
- GENEROUS DUAL-ASPECT LIVING ROOM
- SCOPE TO MODERNISE & MAKE YOUR OWN!
- CHARMING ENCLOSED GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- EASE OF ACCESS TO AMENITIES, SCHOOLS & MAIN ROADS
- OPEN-PLAN DINING KITCHEN
- GARAGE & PARKING SPACE TO THE REAR
- Tenure: Freehold EPC 'D'

PROJECT YOUR PERSONALITY...!

This well-proportioned semi-detached home leaves MUCH TO YOUR IMAGINATION!.. Allowing you to inject your own personality and cosmetically enhance throughout.

This sizeable residence is a real BLANK CANVAS and despite being well-maintained, leaves adequate potential for improvement and modernisation.

The property is pleasantly positioned within along a delightful tree-lined location, with an unspoiled surrounding outlook. Whilst remaining CENTRAL FOR CONVENIENCE!.. Set close to a vast array of excellent local amenities, schools and transport links.

The deceptively spacious accommodation comprises: Entrance hall, a large DUA-ASPECT living room, equally large dining room OPEN-PLAN to a fitted kitchen. There is an attached side lobby with integrated store, showcasing further potential.

The first floor hosts THREE WELL-APPOINTED BEDROOMS, a two piece bathroom and separate W.C. Externally, the house stands on a lovely plot, with an established front garden and a suitably sized rear garden. There is access behind the house to an ALLOCATED PARKING SPACE and SINGLE GARAGE.

Further benefits of this highly regarded home include a mixture of uPVC and wooden double glazing along with gas fired central heating.

If you're searching for PERFECT PROPORTIONS and GREAT POTENTIAL... Then look no further! Make this the home for YOU..!



Asking Price: £170,000



ENTRANCE HALL:	6'5 x 5'9 (1.96m x 1.75m)
DUAL-ASPECT LIVING ROOM:	17'10 x 10'3 (5.44m x 3.12m)
DINING ROOM:	14'3 x 11'6 (4.34m x 3.51m)
OPEN-PLAN KITCHEN SPACE:	7'4 x 6'5 (2.24m x 1.96m)
SIDE LOBBY:	6'2 x 3'5 (1.88m x 1.04m)
INTEGRAL STORE:	6'11 x 3'5 (2.11m x 1.04m)
FIRST FLOOR LANDING:	10'10 x 2'7 (3.30m x 0.79m)
MASTER BEDROOM: Max measurements provided.	11'10 x 10'3 (3.61m x 3.12m)
BEDROOM TWO:	11'11 x 11'10 (3.63m x 3.61m)
BEDROOM THREE:	8'2 x 7'10 (2.49m x 2.39m)
FIRST FLOOR BATHROOM:	5'7 x 5'4 (1.70m x 1.63m)
SEPARATE W.C:	5'10 x 2'7 (1.78m x 0.79m)
DETACHED SINGLE GARAGE: Of brick built construction, with a sloped metal roof. Accessed via a manual up/over garage door.	15'9 x 8'6 (4.80m x 2.59m)

EXTERNALLY:

The property enjoys a delightful residential position, surrounded by unspoiled greenery and a tree-lined aspect. The frontage provides a concrete pathway up to the side lobby and front entrance door, with a sloped tiled roof storm canopy above. The front garden is laid to lawn with an array of wrap-around planted borders. The well-appointed and FULLY ENCLOSED rear garden is also laid to lawn with partial side planted borders. There is a paved patio, directly from the sliding doors in the dining room. There are fenced side and rear boundaries. A wooden rear personal gate opens onto a communal car park to an tarmac ALLOCATED PARKING SPACE and access into a SINGLE GARAGE.



Services:

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

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: 894 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D'

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: 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.

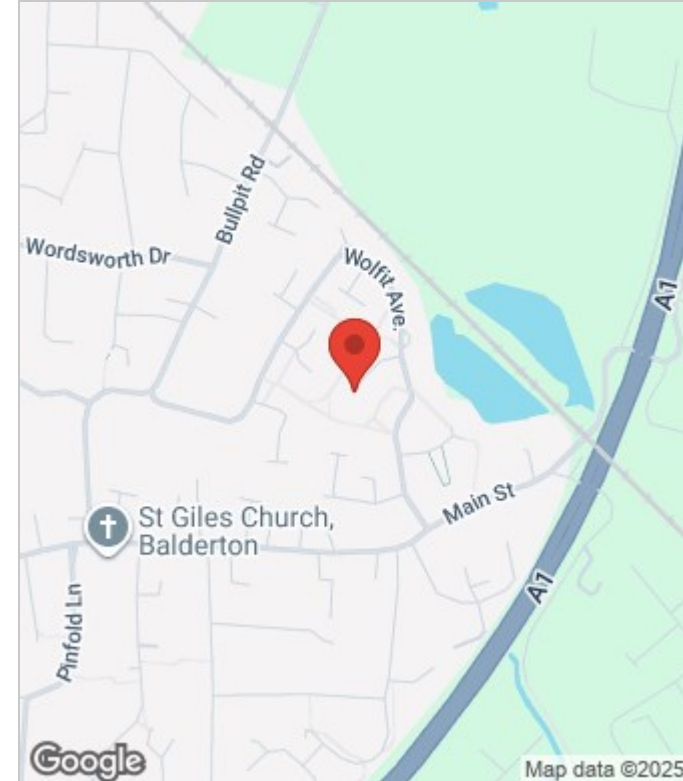
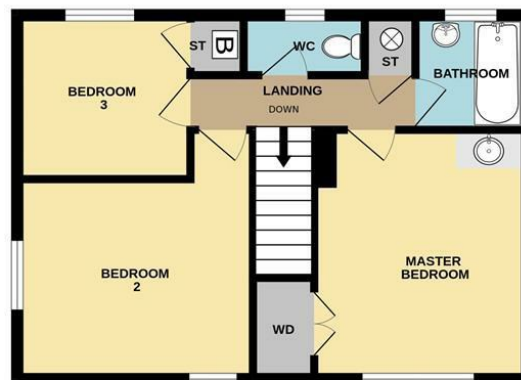




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	