



Main Street, Balderton, Newark

 3  2  2  D

 OLIVER REILLY



Main Street, Balderton, Newark

- SPACIOUS END TERRACE HOME
- TWO SIZEABLE RECEPTION ROOMS
- GF BATHROOM & FIRST FLOOR EN-SUITE W.C
- WELL-APPOINTED REAR GARDEN
- EASE OF ACCESS ONTO A1 & A46
- THREE DOUBLE BEDROOMS
- CLOSE TO AMENITIES & SCHOOLS
- VERSATILE LAYOUT
- DETACHED SUMMER HOUSE/ OUTBUILDING
- NO CHAIN! Tenure: Freehold EPC 'D'

MORE THAN MEETS THE EYE..!

Offering CONVENIENCE & VERSATILITY...All rolled into one!.. Inside a sizeable END TERRACE home. Suitable set for immediate access to a wide range of amenities, popular schools and promoting ease of access onto the A1 and A46.

The copious internal design leaves much to the imagination. READY AND WAITING... for you to cosmetically inject you own personality! The sizeable layout spans almost 900 square/ft, comprising: Lounge, an inner hall, separate dining room with an eye-catching feature fireplace and inset log burner. Open-plan through to a fitted kitchen and ground floor bathroom. The first floor hosts TWO DOUBLE BEDROOMS and an en-suite W.C benefiting the master bedroom.

The second floor provides a further DOUBLE (attic) BEDROOM, with a large fitted storage cupboard. Externally, the property promotes a well-appointed rear garden, showcasing minimal maintenance along with maximum enjoyment. This leads down to a useful DETACHED SUMMER HOUSE/ HOME OFFICE. Equipped with power and lighting. On street parking is available within close proximity to the house. On a first come, first served basis.

Further benefits of this adaptable home include uPVC double glazing and gas fired central heating. Available with *NO ONWARD CHAIN* GET ON THE PROPERTY LADDER!!.. and turn this house into your home!



Guide Price £160,000



LOUNGE: Max measurements provided.	12'3 x 11'8 (3.73m x 3.56m)
INNER HALL:	3'9 x 2'6 (1.14m x 0.76m)
DINING ROOM:	12'3 x 11'10 (3.73m x 3.61m)
KITCHEN:	11'5 x 5'8 (3.48m x 1.73m)
GROUND FLOOR BATHROOM: Max measurements provided.	7'10 x 5'1 (2.39m x 1.55m)
FIRST FLOOR LANDING: Max measurements provided.	5'7 x 4'6 (1.70m x 1.37m)
MASTER BEDROOM: With access into an en-suite W.C.	12'4 x 11'10 (3.76m x 3.61m)
EN-SUITE W.C: Max measurements provided.	5'6 x 4'4 (1.68m x 1.32m)
BEDROOM TWO: A DOUBLE bedroom with FITTED WARDROBES.	11'1 x 9'2 (3.38m x 2.79m)
ATTIC BEDROOM THREE: A DOUBLE bedroom with FITTED STORAGE CUPBOARD.	11'11 x 7'7 (3.63m x 2.31m)

DETACHED SUMMER HOUSE/ HOME OFFICE:
Of timber clad construction. Accessed via uPVC double glazed French doors, with a uPVC double glazed window to the front elevation. Equipped with power and lighting. Offering great multi-purpose or storage potential.

EXTERNALLY:
The well-appointed rear garden is partially gravelled and laid to lawn, with a paved pathway leading down to the bottom of the garden. Giving access into the detached summer house. There is an outside tap and a double external power socket. There are fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS over this properties rear garden/ boundary. There is a right of way over a neighboring properties garden, to the left hand side, for personal access.



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: 867 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' (66)

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:

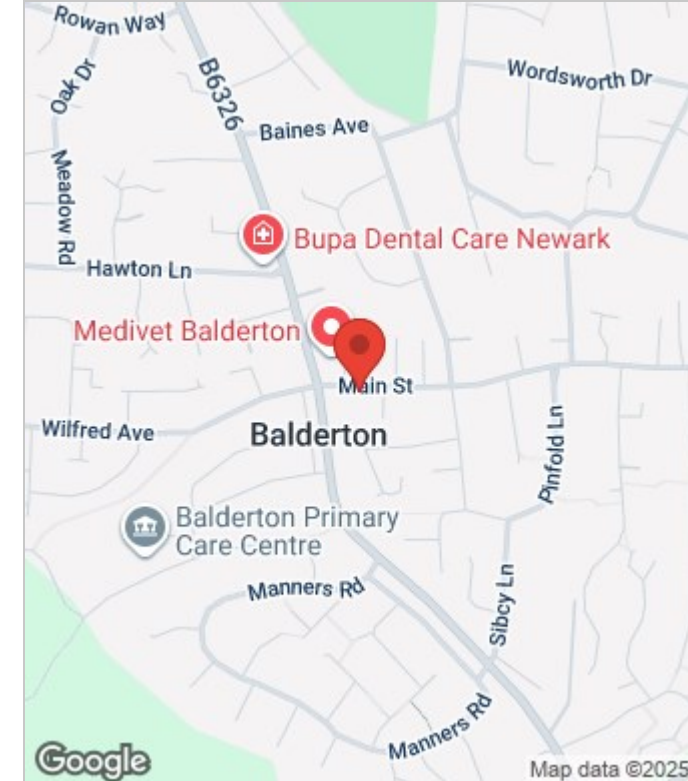
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

