



Bancroft Road, Newark

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OLIVER REILLY



# Bancroft Road, Newark

Offers in excess of £240,000

- WONDERFUL SEMI-DETACHED HOME
- HIGHLY SOUGHT-AFTER LOCATION!
- STUNNING FOUR-PIECE BATHROOM
- WELL-APPOINTED SOUTH FACING REAR GARDEN
- Gas Central Heating & uPVC Double Glazing
- THREE BEDROOMS
- BAY-FRONTED LOUNGE & DINING KITCHEN
- DETACHED GARAGE & DRIVEWAY
- CLOSE TO TOWN CENTRE & AMENITIES
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

## STEP INTO YOUR FUTURE HOME!!

There's nothing quite like a beautiful traditional home, situated in an enviable residential location, READY & WAITING for your appreciation!

Take a look at this delightful semi-detached residence, closely located on the outskirts of Newark Town Centre and within ease of access to a range of amenities, schools, lovely walks and to main road corridors.

Not only does this charming 1930's home retain a tasteful array of originality, It cleverly combines with CONTEMPORARY CLASS that emphasises a gorgeous and free-flowing design, comprising: Inviting entrance hall, a sizeable bay-fronted lounge with double doors into a MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN with a central dining island and sliding doors out to an Indian sandstone seating area.

The first floor hosts THREE BEDROOMS and a TREMENDOUS FOUR-PIECE FAMILY BATHROOM.

Externally, the property is welcomed with a driveway that leads down to a DETACHED SINGLE GARAGE. Equipped with power and lighting. The LOVELY SOUTH-REAR GARDEN will be sure to get you excited! Hosting ample space, suitable for the whole family and retaining a vast degree of privacy.

Additional benefits of this SPECIAL & STRIKING SEMI include uPVC double glazing and gas central heating, via a combination boiler, installed in the last 5 years.

COULD THIS BE WHAT YOU'VE BEEN WAITING FOR?... Come take a look, and see for yourself!!



<b>ENTRANCE HALL:</b>	11'3 x 5'6 (3.43m x 1.68m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	12'6 x 10'10 (3.81m x 3.30m)
<b>SUPERB DINING KITCHEN:</b> Max measurements provided.	16'8 x 11'5 (5.08m x 3.48m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	6'4 x 3'2 (1.93m x 0.97m)
<b>BAY-FRONTED MASTER BEDROOM:</b> Max measurements provided into bay-window.	12'9 x 10'6 (3.89m x 3.20m)
<b>BEDROOM TWO:</b> Max measurements provided.	11'6 x 10'4 (3.51m x 3.15m)
<b>BEDROOM THREE:</b>	7'5 x 5'11 (2.26m x 1.80m)
<b>STUNNING FOUR-PIECE BATHROOM:</b>	
<b>DETACHED SINGLE GARAGE:</b> Accessed via a manual up/over garage door. Equipped with power and lighting.	16'11 x 8'0 (5.16m x 2.44m)

### EXTERNALLY:

This attractive and traditional semi-detached home is pleasantly situated in a well-renowned location, close to the Town Centre. The front aspect is greeted with dropped kerb vehicular access onto a concrete driveway, with outside tap, leading down to a DETACHED GARAGE. The front garden is hard-landscaped and slate shingled with mature bushes and shrubs. There are fenced side boundaries and a part walled/ part wrought-iron fenced front boundary. A secure timber side gate at the bottom of the driveway opens onto a DELIGHTFUL INDIAN SANDSTONE SEATING AREA, with outside light and double external power socket. A perfect space for relaxing, unwinding and entertaining. Situated in the WELL-APPOINTED SOUTH-FACING REAR GARDEN. Predominantly laid tot lawn, with a central paved pathway and partial planted borders, hosting mature hedges/ shrubs. There are fully fenced side and rear boundaries. Ensuring a high-level of privacy, all year round, with an unspoiled outlook behind.

**Approximate Size: 770 Square Ft.**

Measurements are approximate and for guidance only.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler 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 on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'D' (64)**

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 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 an 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

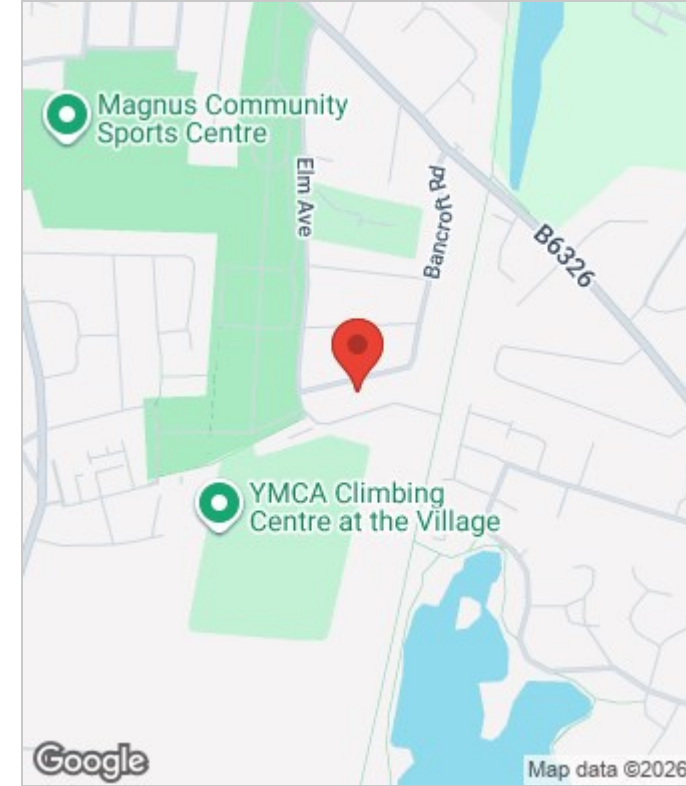
subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale,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





GROUND FLOOR

1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC

