



OLIVER REILLY



Wolfit Avenue, Balderton, Newark £200,000

BLINK & YOU'LL MISS IT!!!!...

This impressive semi-detached home is positioned in a desirable, well-served and easily connected location. Close to shops, schools and main roads.

This very well-maintained home benefits from a stylish & spacious dining kitchen, a large living room with French doors, three bedrooms and a modern first floor bathroom.

The property benefits from off-street parking for two vehicles, a large rear garden, with access down to the local Lakeside. Enhancing the external space further!

Presented in EXCELLENT CONDITION and not expected to be around for long!

Wolfit Avenue, Balderton, Newark

£200,000



- SUPERB SEMI-DETACHED HOME
- CONTEMPORARY DINING KITCHEN
- GENEROUS GARDEN WITH LAKESIDE ACCESS
- BLINK & YOU'LL MISS IT! Tenure: Freehold. EPC 'D'
- THREE BEDROOMS
- LARGE LIVING ROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- DESIRABLE LOCATION- CLOSE TO AMENITIES!
- MODERN FIRST FLOOR BATHROOM
- Gas Central Heating & uPVC Double Glazing

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 on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

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: 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,

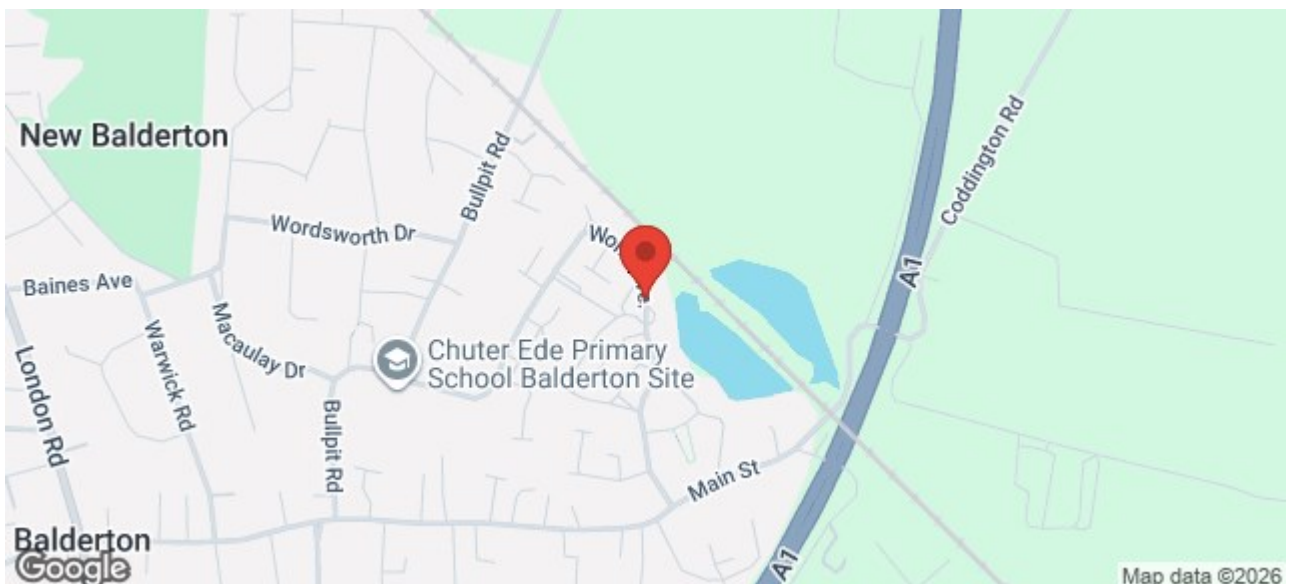
launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

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		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.