



OLIVER REILLY



London Road, Balderton, Newark

- SEMI-DETACHED HOME
- CONVENIENT LOCATION- CLOSE TO AMENITIES!
- MODERN FITTED KITCHEN & BATHROOM
- MULTI-VEHICLE GRAVELLED DRIVEWAY
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE SIZEABLE BEDROOMS
- DUAL-ASPECT LOUNGE/DINER
- NEWLY INSTALLED CARPETS & RECENTLY DECORATED
- LARGE REAR GARDEN WITH POTENTIAL TO EXTEND (STPP)
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £190,000-£200,000. A BLANK CANAVAS BURSTING WITH POSSIBILITIES!!!
Take a look at London Road!.. A popular postcode that Promises an abundance of options for you to take this house to the next level!

Having been tastefully modernised in recent months, with the benefit of new flooring and a BRAND NEW FITTED KITCHEN the property still offers an exciting degree of scope, with a GREAT OPPORTUNITY TO EXTEND TO THE REAR!.. Subject to relevant approvals.

This POTENTIAL-FILLED home lies in the heart of Balderton, close to amenities, popular schools and main road corridors, along with an easy commute to Newark Town Centre.

The well-appointed internal layout comprises: Entrance hall, a modern ground floor bathroom, sizeable DUAL-ASPECT LOUNGE/DINER and a NEWLY FITTED CONTEMPORARY KITCHEN with a pantry.
The first floor hosts THREE EXCELLENT SIZED BEDROOMS.

Externally, the house stands on a CAPTIVATING PLOT. Greeted with ample parking, via a GRAVELLED MULTI-VEHICLE DRIVEWAY, with a large frontage that could be utilised to create further parking options.

The WELL-APPOINTED REAR GARDEN is full of options. Currently setup as a perfect family-sized external escape, with a large paved seating area, crying out for a substantial extension to the rear. Subject to relevant planning approvals.

Additional benefits of this BRILLIANT BLANK CANVAS include uPVC double glazing and gas central heating, via a combination boiler.

Marketed with NO ONWARD CHAIN!!

Guide Price £190,000 - £200,000



ENTRANCE HALL:	8'9 x 2'10 (2.67m x 0.86m)
DUAL-ASPECT LOUNGE/DINER: Max measurements provided.	15'5 x 11'10 (4.70m x 3.61m)
MODERN FITTED KITCHEN:	8'10 x 7'10 (2.69m x 2.39m)
GROUND FLOOR BATHROOM: Max measurements provided.	8'9 x 4'6 (2.67m x 1.37m)
FIRST FLOOR LANDING:	2'9 x 2'7 (0.84m x 0.79m)
DUAL-ASPECT MASTER BEDROOM:	15'7 x 8'8 (4.75m x 2.64m)
BEDROOM TWO:	10'10 x 7'10 (3.30m x 2.39m)
BEDROOM THREE:	11'2 x 6'10 (3.40m x 2.08m)

EXTERNALLY:
This primely positioned home is located near to popular local amenities, schools and transport links. The front aspect provides dropped kerb vehicular access onto a MULTI-VEHICLE GRAVELLED DRIVEWAY. The front garden is laid to lawn and poses great scope to be adapted into further parking options, if required. A paved pathway leads to the front entrance door, with storm canopy above. There are low-level walled side boundaries and a mature/ high-level hedged front boundary. The paved pathway (with gravelled borders) continues to the left side aspect, leading down to the WVELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a large paved seating area, directly accessed via the uPVC rear door in the kitchen. The bottom of the garden has extensive paving, with provision for two large garden sheds. There is an external security light, fully fenced side and rear boundaries.

Approximate Size: 655 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 '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 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

