



## Milton Street, Newark, NG24 3AW £255,000

BLINK... AND YOU'LL MISS IT!

Take a look at this impressive and significantly EXTENDED semi-detached home. Occupying a popular residential position. Boasting an abundance of living space. A ground floor W.C. Three bedrooms to the first floor, accompanied by an en-suite to the master and a family bathroom.

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

# Milton Street, Newark, NG24 3AW

## £255,000



- SUPERB EXTENDED SEMI-DETACHED HOME
- THREE BEDROOMS
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- POPULAR RESIDENTIAL AREA- CLOSE TO AMENITIES!
- LOW-MAINTENANCE GARDEN
- BLOCK PAVED DRIVEWAY
- EXCELLENT CONDITION! MOVE-IN-READY!
- Tenure: Freehold EPC 'C' (72)
- BLINK... & YOU'LL MISS IT!

### 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 'B'

### EPC: Energy Performance Rating: 'C' (72)

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.

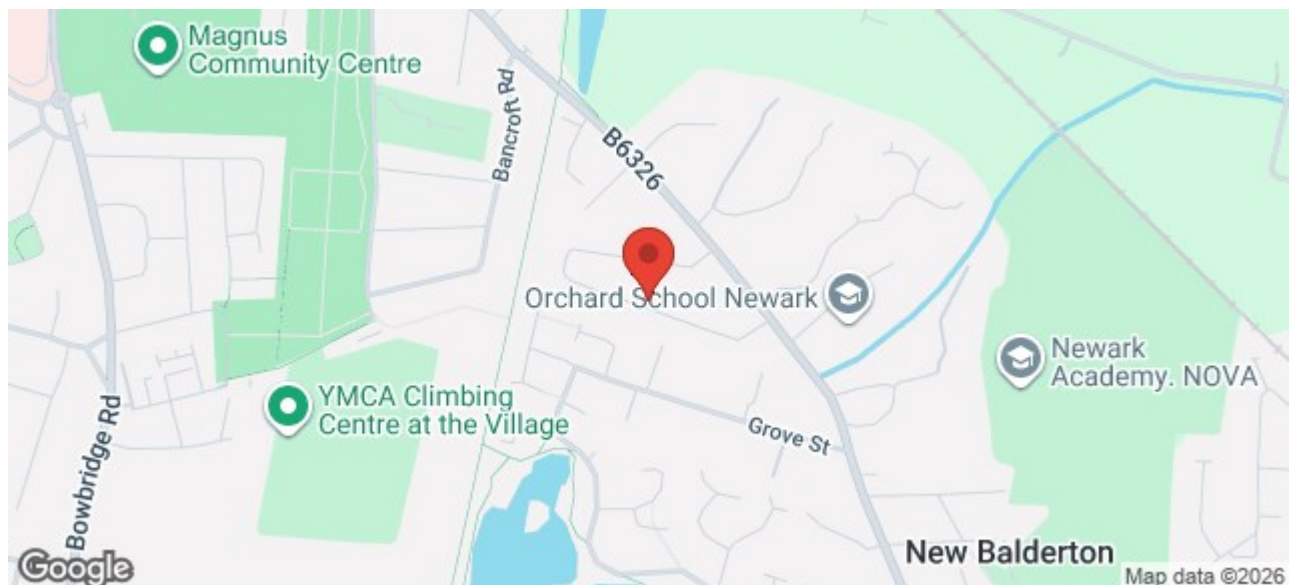
### Local Information & Amenities: Balderton

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.

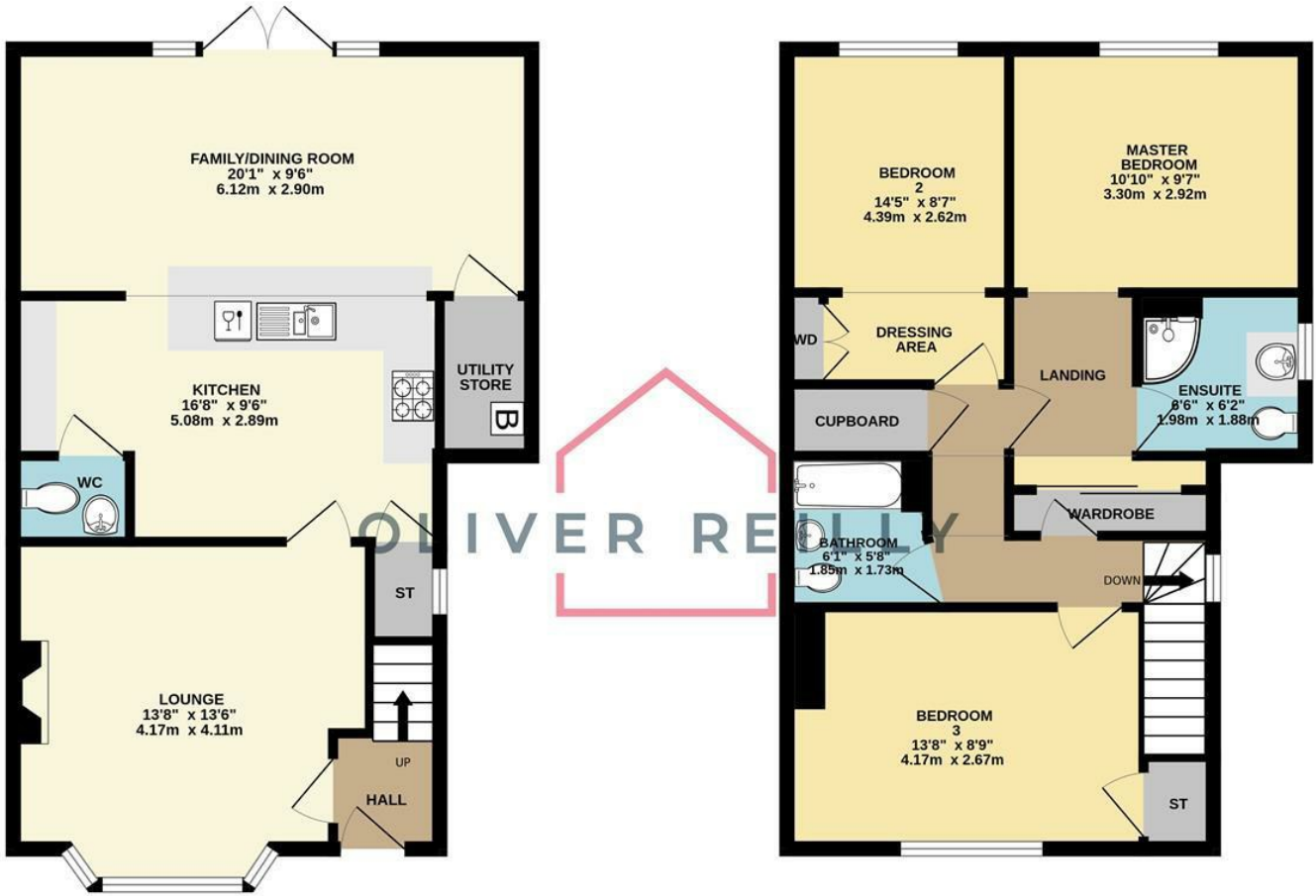
### Draft Details-Awaiting Approval:

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.



T. 01636 558 540





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.