Grove Street, Balderton, Newark

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OLIVER REILLY

Grove Street, Balderton, Newark

Asking Price: £150,000

- SIZEABLE TERRACE HOME
- POPULAR & CONVENIENT LOCATION
- MODERN FITTED KITCHEN & SEPARATE UTILITY ROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- IDEAL FIRST TIME HOME!
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- VERY LARGE REAR GARDEN WITH SPACE & SCOPE TO BE ENHANCED
- A BLANK CANVAS- READY TO MAKE YOUR OWN!
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

GET YOUR FOOT ONTO THE LADDER!

This sizeable and traditional terrace home occupies a popular residential position, conveniently located for a range of local amenities, schools and excellent transport links.

Presented as a BRILLIANT BLANK CANVAS, this home is ready to move straight into whilst also offering the perfect opportunity to cosmetically inject your own personality and style. With plenty of scope to add your own stamp and take the property to the next level, this is a home CRYING OUT TO BE LOVED & ENJOYED!

The spacious internal accommodation comprises a welcoming lounge with feature fireplace, an inner hallway with useful under-stairs storage cupboard, an equally generous dining room, modern fitted kitchen, separate utility room and ground-floor bathroom.

To the first floor are THREE WELL-PROPORTIONED BEDROOMS, providing versatile accommodation for families, couples or those looking to secure their first step onto the property ladder!

Externally, the generous proportions continue, with a WELL-APPOINTED ENCLOSED REAR GARDEN featuring a large paved seating area and an abundance of space and potential. Whether you're looking to create an entertaining area, establish a family-friendly garden or simply put your own personal touch on the outside space, there are ENDLESS POSSIBILITIES AHEAD!

Further benefits include uPVC double glazing, gas central heating via a modern 'Navien' boiler installed within the last three years, and the benefit of NO ONWARD CHAIN!

Offering A FRESH START WITH PLENTY OF POTENTIAL, this exciting home is ready and waiting for its next chapter!

Step inside and see for yourself...

LOUNGE:	11'9 x 11'4 (3.58m x 3.45m)
INNER HALL: With useful under-stairs storage cupboard.	2'8 x 2'8 (0.81m x 0.81m)
DINING ROOM:	12'4 x 11'10 (3.76m x 3.61m)
MODERN FITTED KITCHEN:	12'2 x 6'10 (3.71m x 2.08m)
UTILITY ROOM:	6'8 x 4'9 (2.03m x 1.45m)
GROUND FLOOR BATHROOM:	8'3 x 6'10 (2.51m x 2.08m)
FIRST FLOOR LANDING:	5'7 x 2'8 (1.70m x 0.81m)
MASTER BEDROOM:	11'10 x 11'5 (3.61m x 3.48m)
BEDROOM TWO: Max measurements provided.	15'5 x 8'9 (4.70m x 2.67m)
BEDROOM THREE: Max measurements provided.	12'5 x 6'6 (3.78m x 1.98m)

EXTERNALLY:

This deceptively spacious traditional terrace home is positioned in a popular and convenient residential location, ideally situated close to a range of local amenities and popular schools.

To the front, a concrete pathway leads to the uPVC double-glazed front entrance door. The front garden is predominantly gravelled and benefits from walled boundaries to the front and side.

A paved, covered and shared passageway to the right hand-side of the house leads to a wooden pedestrian gate, opening through to the wonderfully well-appointed rear garden. Predominantly laid to lawn and enhanced by an extensive paved seating area, together with provision for a garden shed. There is also an outside tap and external security light. The large lawned garden extends towards the bottom of the plot, where there is a wildlife pond, mature silver birch trees and predominantly fenced boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'NAVIEN' combination boiler, installed in the last 3 years 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: 825 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'

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, 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.

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Viewing Arrangements:

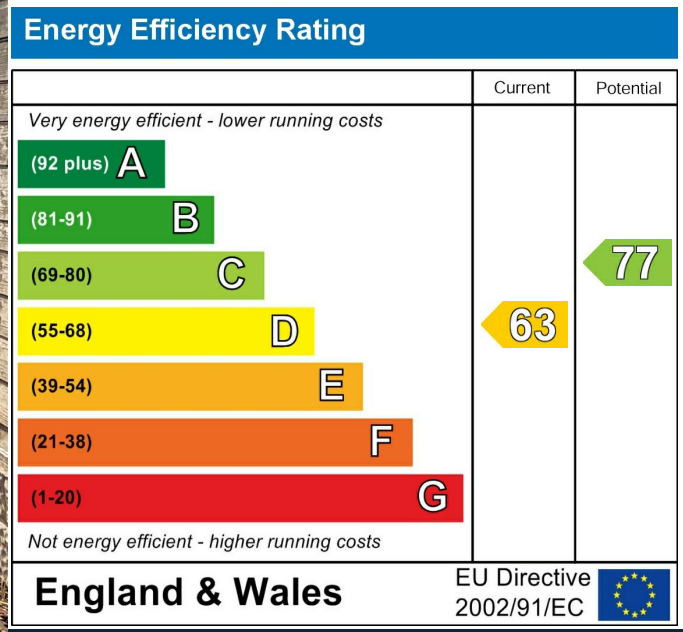
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.



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