Coronation Street, Balderton, Newark

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OLIVER REILLY

Coronation Street, Balderton, Newark

Guide Price £230,000 - £240,000

- SUBSTANTIAL SEMI-DETACHED HOME
- CONVENIENT LOCATION TO SCHOOLS & AMENITIES
- SPACIOUS FITTED KITCHEN & THREE PIECE FAMILY BATHROOM
- PRIVATE & WELL-APPOINTED REAR GARDEN
- RETAINED ORIGINAL FEATURES & GREAT POTENTIAL
- FOUR BEDROOMS
- TWO LARGE RECEPTION ROOMS
- TWO USEFUL CELLAR STORE ROOMS
- CLOSELY CONNECTED TO MAIN ROADS & TOWN CENTRE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £230,000 - £240,000. A PERIOD PROPERTY WITH PERFECT PROPORTIONS!

This substantial Victorian semi-detached residence is BRIMMING WITH CHARM, CHARACTER & ORIGINAL FEATURES. Believed to date from the late 1800s, the property retains a wonderful array of traditional details that create a warm and inviting atmosphere from the moment you step inside!

Offering generous proportions and EXCELLENT FLEXIBILITY this impressive home provides a fantastic opportunity for a new owner to add their own style and enhance what is already a truly characterful-filled property.

Ideally positioned in the heart of Balderton, the property is conveniently located for a wide range of local amenities, well-regarded schools and excellent road links.

The spacious accommodation comprises: Entrance porch leading into a welcoming inner hallway, a generously proportioned BAY-FRONTED LOUNGE with an attractive fireplace and OPEN-ACCESS into an equally large dining room. A sizeable fitted kitchen completes the main ground floor accommodation.

Stairs lead down to TWO USEFUL MULTI-FUNCTIONAL CELLAR/STORE ROOMS, both benefiting from power and lighting. Offering excellent storage and further potential, these versatile spaces could provide scope for future conversion or enhancement, subject to the necessary permissions.

To the first floor, an attractive galleried-style landing provides access to FOUR WELL-PROPORTIONED BEDROOMS, together with a convenient first-floor WC and a separate THREE-PIECE FAMILY BATHROOM.

Outside, the generous proportions continue with a LARGE, PRIVATE & ENCLOSED REAR GARDEN. Mature planting creates a pleasant and secluded setting, while an attached external WC adds further practicality. On-street parking is available directly outside the property on a first-come, first-served basis.

Combining impressive proportions & original Victorian character this timeless home offers a wonderful balance of PERIOD APPEAL & PRACTICALITY! Early viewing is highly recommended!

ENTRANCE PORCH:	4'11 x 3'10 (1.50m x 1.17m)
INNER HALLWAY:	23'10 x 5'4 (7.26m x 1.63m)
Max measurements provided.	
BAY-FRONTED LOUNGE:	16'6 x 13'10 (5.03m x 4.22m)
Max measurements provided into bay-window.	
LARGE DINING ROOM:	13'7 x 12'5 (4.14m x 3.78m)
SPACIOUS FITTED KITCHEN:	15'5 x 9'1 (4.70m x 2.77m)
FIRST FLOOR LANDING:	17'4 x 10'9 (5.28m x 3.28m)
Max measurements provided.	
MASTER BEDROOM:	13'7 x 12'1 (4.14m x 3.68m)
Max measurements provided.	
BEDROOM TWO:	12'5 x 10'4 (3.78m x 3.15m)
Max measurements provided.	
BEDROOM THREE:	12'2 x 9'1 (3.71m x 2.77m)
BEDROOM FOUR:	13'7 x 5'8 (4.14m x 1.73m)
FIRST FLOOR W.C:	
THREE-PIECE FAMILY BATHROOM:	8'6 x 7'1 (2.59m x 2.16m)
Max measurements provided.	
USEFUL CELLAR STORE ROOM 1:	14'1 x 11'11 (4.29m x 3.63m)
Max measurements provided.	
CELLAR STORE ROOM 2:	14'1 x 5'2 (4.29m x 1.57m)

EXTERNALLY:

This elegant and eye-catching Victorian semi-detached residence enjoys a convenient and central position in the heart of Balderton.

The front of the property is approached via a low-level wrought-iron pedestrian gate, opening onto a paved pathway leading to the obscure uPVC double-glazed front door. The front garden features a variety of planted shrubs and mature greenery. The boundaries are enclosed by a combination of fencing, part-brick walls, wrought-iron railings and a complementary wall to the front, providing all assisting with the high-degree of kerb appeal.

An additional pedestrian gate to the left-hand side provides access to a paved pathway, which continues through a wooden pedestrian gate and leads into the property's wonderfully well-appointed and highly private rear garden. Predominantly laid to lawn, benefitting from an excellent degree of maturity, featuring an a wide variety of established plants, bushes, trees and shrubs. This creates a wonderfully secluded outdoor space and helps provide a strong sense of privacy throughout the year. There is also a large concrete seating area and access to a useful attached external W.C, together with an outside tap, while fully fenced side boundaries and a part-walled/fenced rear boundary complete the garden.

Approximate Size: 1,550 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 modern 'VAILLANT' 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (55)

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.

Viewing Arrangements:

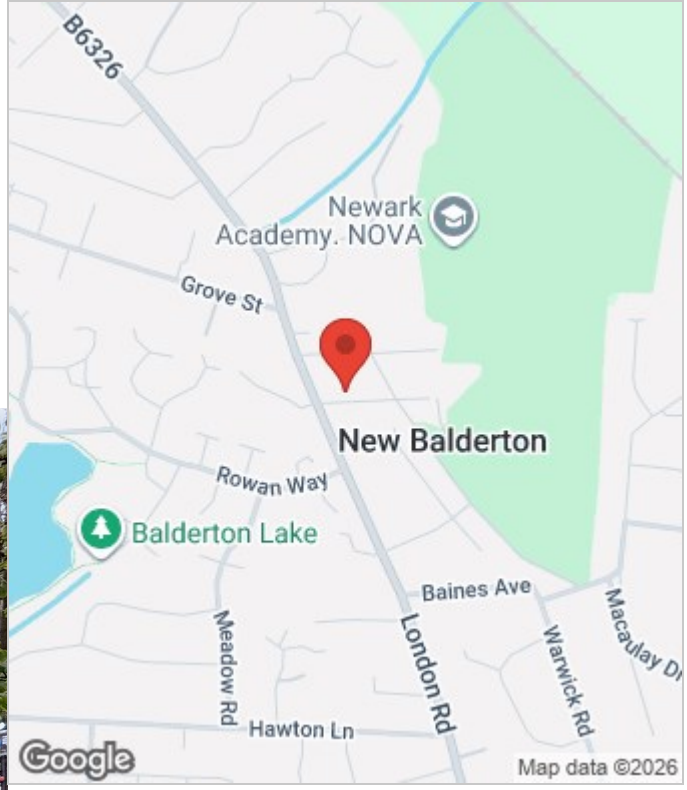
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

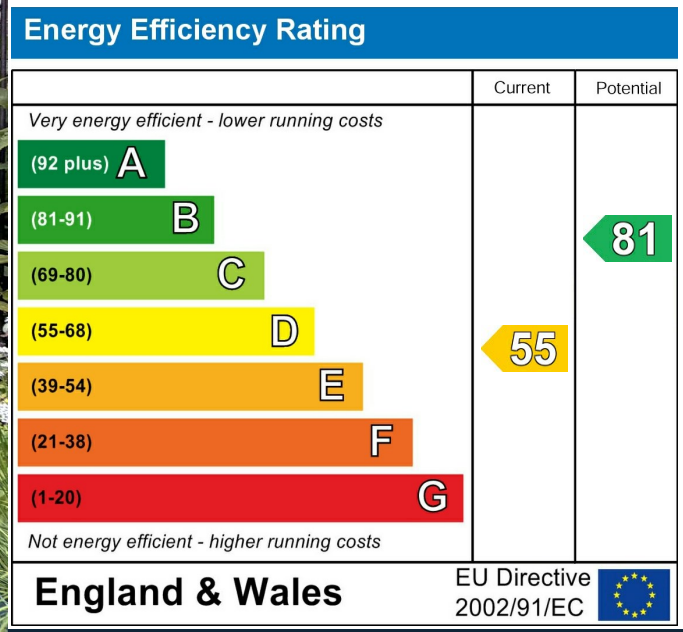
Money Laundering Regulations:

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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