OLIVER REILLY

Queen Street, Balderton, Newark £230,000

BLINK! & YOU'LL MISS IT!!!

This delightful detached bungalow is sure to attract plenty of attention and is not expected to remain around for long. Beautifully presented throughout, this wonderful home occupies a desirable position within a well-regarded residential cul-de-sac.

The spacious accommodation comprises three generously sized bedrooms, a large family bathroom, a sizeable living room, an extended dining kitchen and a bright conservatory.

To the rear, the property enjoys a charming, beautifully maintained and highly private garden, offering a peaceful outdoor retreat.

Externally, the property is further enhanced by an extensive block-paved driveway, carport and detached garage, providing useful additional storage.

Queen Street, Balderton, Newark, £230,000

3 1 2 D

- LOVELY DETACHED BUNGALOW
- LARGE LIVING ROOM & LOVELY CONSERVATORY
- CLOSE TO AMENITIES & MAIN ROADS
- THREE BEDROOMS
- CHARMING & PRIVATE REAR GARDEN
- BLINK & YOU'LL MISS IT!
- EXTENDED DINING KITCHEN
- EXTENSIVE DRIVEWAY, CARPORT & DETACHED GARAGE
- Tenure: Freehold. EPC 'D'

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing. 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' (58)

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

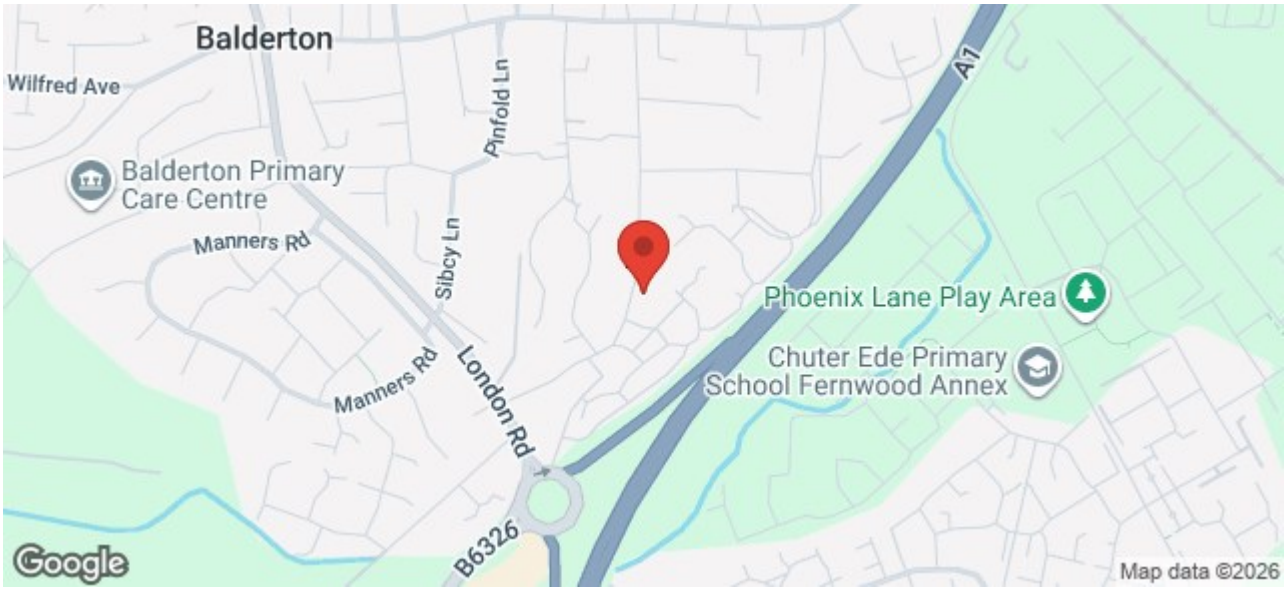
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The 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.

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.

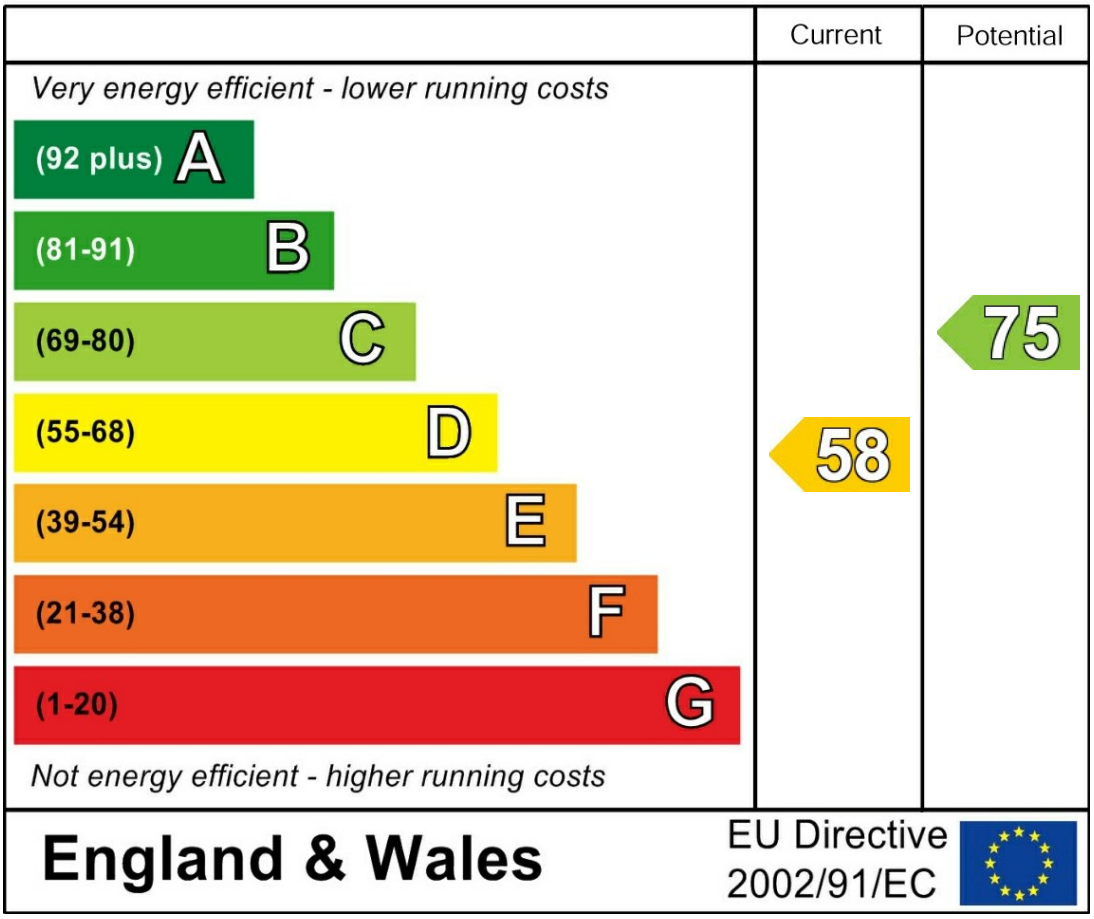
Draft Details-Awaiting Approval:

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.



T. 01636 558 540

Energy Efficiency Rating



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY