

Coleman Avenue, Balderton,

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OLIVER REILLY



Coleman Avenue, Balderton, Newark

Guide Price £150,000 - £160,000

- SPACIOUS END TERRACE HOME
- CUL-DE-SAC POSITION- CLOSE TO SCHOOLS & AMENITIES
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- EXTENSIVE MULTI-VEHICLE DRIVEWAY
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- HUGE REAR GARDEN WITH OUTBUILDINGS
- GREAT POTENTIAL TO EXTEND (Subject To Planning Approvals)
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £150,000-£160,000. GENEROUS GARDEN, SIZEABLE SPACE & HUGE POTENTIAL!

THIS IS ONE NOT TO BE MISSED! Occupying an enviable CORNER PLOT POSITION at the head of a popular cul-de-sac, this spacious THREE-BEDROOM END-TERRACE HOME stands proudly on a MAGNIFICENT 0.13-ACRE PLOT! Bursting with SPACE, SCOPE & ENDLESS POSSIBILITIES. An exciting opportunity simply TOO GOOD TO OVERLOOK!

A BRILLIANT BLANK CANVAS WITH POTENTIAL IN ABUNDANCE! Offering generous proportions throughout & tremendous versatility, this well-established home is crying out for a new lease of life! Whether you're searching for a substantial family home to make your own or an exciting investment opportunity, this property provides the perfect platform to CREATE SOMETHING SPECIAL!

The well-proportioned internal accommodation begins with an entrance porch, leading into an inner hallway. A GENEROUS DUAL-ASPECT LIVING ROOM, a separate dining room with double doors opening into a well-appointed kitchen, a side lobby, a convenient wet room with W.C, a side porch and a VERSATILE OFFICE/WORKSHOP, offering excellent flexibility for a variety of uses.

The first floor boasts THREE EXCELLENT-SIZED BEDROOMS & a MODERN FAMILY BATHROOM. The third bedroom currently incorporates a fitted kitchenette, presenting an interesting opportunity for buyers seeking adaptable accommodation with INVESTMENT POTENTIAL in mind!

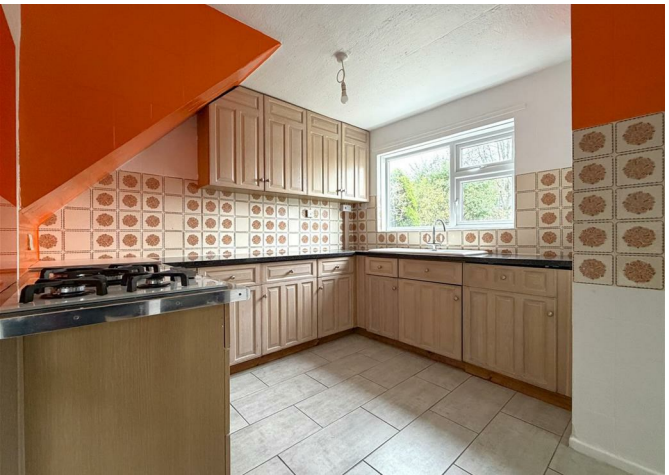
PREPARE TO BE WOWED BY THE OUTSIDE SPACE! The true highlight of this property! Occupying a substantial corner plot, this remarkable outdoor space offers a fabulous blank canvas, ideal for growing families.

A selection of USEFUL OUTBUILDINGS further enhances the garden, with two benefiting from POWER & LIGHTING. The impressive plot also offers EXCITING SCOPE FOR A SIZEABLE EXTENSION, subject to planning permission.

To the front, a LARGE DRIVEWAY provides ample OFF-ROAD PARKING FOR MULTIPLE VEHICLES!

Enhanced by NO ONWARD CHAIN! SEE THE SPACE! ENVISAGE THE POSSIBILITIES! SEIZE THE OPPORTUNITY!







ENTRANCE PORCH: 5'4 x 3'3 (1.63m x 0.99m)

INNER HALL: 4'8 x 3'4 (1.42m x 1.02m)

GENEROUS DUAL-ASPECT LIVING ROOM: 17'9 x 12'1 (5.41m x 3.68m)

DINING ROOM: 10'2 x 7'7 (3.10m x 2.31m)
Max measurements provided.

KITCHEN: 10'4 x 9'10 (3.15m x 3.00m)
Max measurements provided.

SIDE LOBBY: 2'5 x 2'9 (0.74m x 0.84m)

WET ROOM WITH W.C: 4'9 x 2'7 (1.45m x 0.79m)

SIDE PORCH: 7'2 x 4'3 (2.18m x 1.30m)

MULTI-PURPOSE OFFICE/ WORKSHOP: 8'4 x 6'4 (2.54m x 1.93m)
Of brick built construction. Providing complementary tiled flooring, power, lighting and a uPVC double glazed window to the rear elevations. Boasting great multi-purpose potential.

FIRST FLOOR LANDING: 9'11 x 5'6 (3.02m x 1.68m)
Accessed via a secure fire door from the staircase. With plumbing/ provision for a freestanding washing machine. Max measurements provided.

MASTER BEDROOM WITH FITTED WARDROBES: 12'10 x 12'2 (3.91m x 3.71m)
Max measurements provided.



BEDROOM TWO: 13'5 x 12'2 (4.09m x 3.71m)
Max measurements provided.

BEDROOM THREE: 8'10 x 7'10 (2.69m x 2.39m)
Currently setup as a fitted kitchenette. Providing a range of fitted base units with laminate work surfaces over. A stainless steel sink with drainer. Provision for a freestanding cooer and a wide range of fitted power sockets. This space could easily be re-utilised as a bedroom. If required. Please speak to the agent for any clarification.

MODERN FAMILY BATHROOM: 10'3 x 5'6 (3.12m x 1.68m)
Max measurements provided.

OUTBUILDING 1: 11'2 x 7'6 (3.40m x 2.29m)
Of timber construction. Equipped with power and lighting.

OUTBUILDING 2: 11'10 x 7'5 (3.61m x 2.26m)
Of timber construction. Equipped with power and lighting.

Approximate Size: 1,000 Square Ft.
Measurements are approximate and for guidance only. This includes the attached workshop/ office.

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 'A'

EPC: Energy Performance Rating: 'C' (69)
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.



EXTERNALLY:

This spacious END-TERRACE HOME enjoys a delightful position at the head of a popular and convenient residential cul-de-sac, occupying an IMPRESSIVE 0.13-ACRE PRIVATE PLOT!

The front aspect benefits from dropped kerb vehicular access, leading onto an EXTENSIVE CONCRETE DRIVEWAY, providing ample OFF-STREET PARKING for a variety of vehicles. The front garden is predominantly laid to lawn, with fenced side boundaries, and offers EXCELLENT POTENTIAL TO CREATE ADDITIONAL PARKING, if required.

Access is provided to both the front entrance porch and an additional side porch, with external security lighting. A secure wooden door provides access through to the WONDERFULLY GENEROUS & PRIVATE REAR GARDEN! currently divided into two sections by fencing, which could easily be removed to create one EXPANSIVE, OPEN GARDEN SPACE, if desired. This is a TRUE HIGHLIGHT OF THE PROPERTY! Predominantly laid to lawn, this fabulous outdoor space boasts a LARGE PAVED SEATING AREA, with an outside tap, directly accessible via sliding patio doors from the spacious living room. A complementary selection of ESTABLISHED BUSHES & SHRUBS adds natural character, while a concrete pathway leads towards the bottom of the garden, with provision for a useful wooden storage shed. There are also TWO USEFUL TIMBER OUTBUILDINGS. Providing excellent storage and versatility, benefiting from POWER & LIGHTING. There are fully fenced side and rear boundaries, ensuring a HIGH DEGREE OF PRIVACY!



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.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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