



Bancroft Road, Newark

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 OLIVER REILLY



Bancroft Road, Newark

Guide Price £220,000 - £225,000

- LOVELY SEMI-DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- DELIGHTFUL CORNER PLOT POSITION
- MULTI-CAR DRIVEWAY & ENCLOSED GARDEN
- THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- EASE OF ACCESS INTO NEWARK & BALDERTON
- PLANNING PERMISSION TO EXTEND
- NO CHAIN! Tenure: Freehold EPC 'tbc'

Guide Price: £220,000 - £225,000. LOCATION! LOCATION! LOCATION !!!

TURN THE KEY...and step inside this wonderful semi-detached residence. Available with planning permission for a single storey side extension, whilst occupying an envious corner plot position within one of Newark's most popular streets. Closely situated for ease of access into Newark Town Centre and into Balderton, with a vast range of excellent local amenities on hand. This charming family home is a true compliment to the current residents and provides a warm and welcoming design, from the outset. The property's bright and airy internal layout comprises: Inviting entrance hall, bay-fronted lounge, an equally spacious dining room with bay-window and provision for a log burner. There is a fitted kitchen, which holds scope to be incorporated into the dining room, or extended to the side or rear. Subject to relevant approvals. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a contemporary dual-aspect family bathroom. Externally, the property offers a fantastic 0.08 of an acre corner plot. The front aspect provides ample off street parking, with substantial space for a garage or side extension. Subject to planning approvals. The rear garden has been beautifully maintained and is highly private, with an attached external utility store. Further benefits of this attractive, spacious and perfectly positioned home include uPVC double glazing throughout, a REPLACEMENT ROOF within the last 2 years and gas central heating via a modern combination boiler. Make this your next move and your FIRST CHOICE! Marketed with NO ONWARD CHAIN!



STORM PORCH:

Giving access to the front entrance door.

ENTRANCE HALL:

13'9 x 6'1 (4.19m x 1.85m)

Accessed via a secure uPVC double glazed front entrance door, with side by side uPVC double glazed obscure windows to the front elevation. Providing complimentary tiled flooring, carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm, single panel radiator and a walk-in under stairs storage cupboard, housing the electricity meter and electrical RCD consumer unit, with obscure uPVC double glazed window to the side elevation. The hall gives access into the kitchen and both reception rooms.

BAY-FRONTED LOUNGE:

13'8 x 11'5 (4.17m x 3.48m)

A lovely and spacious reception room. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a decorative fire surround. Feature walk-in bay-window with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

DINING ROOM:

13'8 x 11'5 (4.17m x 3.48m)

An equally sizeable reception room. Providing carpeted flooring, a ceiling light fitting, single panel radiator, exposed fireplace with provision for an inset log burner, with a raised stone tiled hearth. Feature walk-in bay-window with uPVC double glazed windows to the rear elevation, overlooking the lovely rear garden. Max measurements provided into bay-window.

KITCHEN:

8'6 x 5'10 (2.59m x 1.78m)

Providing tiled flooring. With a range of fitted wall and base units with laminate roll-top work surfaces over and partial black brick-effect tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer. Integrated 'BEKO' electric oven, with a four ring electric hob over and black stainless steel extractor fan above. Ceiling light fitting, single panel radiator and a uPVC double glazed window to the side elevation. A secure obscure uPVC double glazed external door gives access into the garden.

FIRST FLOOR LANDING:

7'2 x 3'1 (2.18m x 0.94m)

Providing carpeted flooring, an open-spindle balustrade, loft hatch access point, with boarding, smoke alarm and a uPVC double glazed window to the side elevation. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM:

12'1 x 11'5 (3.68m x 3.48m)

A LOVELY DOUBLE BEDROOM. Located at the rear of the property. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the rear garden.

BEDROOM TWO:

11'10 x 11'5 (3.61m x 3.48m)

A LOVELY DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring and a ceiling light fitting. uPVC double glazed window to the front elevation.



**BEDROOM THREE:**

8'3 x 5'10 (2.51m x 1.78m)

A well-appointed single bedroom, with carpeted flooring, ceiling light fitting and single panel radiator. Triangulated uPVC double glazed windows to the front elevation.

FAMILY BATHROOM:

8'4 x 6'1 (2.54m x 1.85m)

Of stylish modern design. Providing vinyl flooring. A panelled bath with chrome taps and electric shower facility, pedestal wash hand basin with chrome taps and low-level W.C. Majority green brick-effect modern tiled splash backs. Single panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the side and rear elevation.

ATTACHED OUTBUILDING:

5'10 x 2'6 (1.78m x 0.76m)

Of brick built construction with a pitched tiled roof. Providing power and lighting. With plumbing/provision for a washing machine and access to the 'Worcester' modern combination boiler.

EXTERNALLY:

The front aspect enjoys a well-appointed frontage, with an extensive gravelled driveway to the right side elevation, with an external cold tap. Providing ample off-street parking. Sufficient for a caravan/ motor-home. The front garden is predominantly laid to lawn with an array of planted borders with a medium height picket fenced front boundary. A secure timber right side access gate gives access into the generous and fully enclosed rear garden. Predominantly laid to lawn, with a small paved seating area and partial gravelled plant borders. There is provision for a garden shed/ summer house, with provision for a a decked seating space. Access into the attached external utility store. There is fully fenced left side boundary and high-level hedged rear and right side boundary. Ensuring further privacy within the garden.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'Worcester' combination boiler, A Replacement roof within the last 2 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.

Approximate Size: 843 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc'- On Order

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

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 a 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.

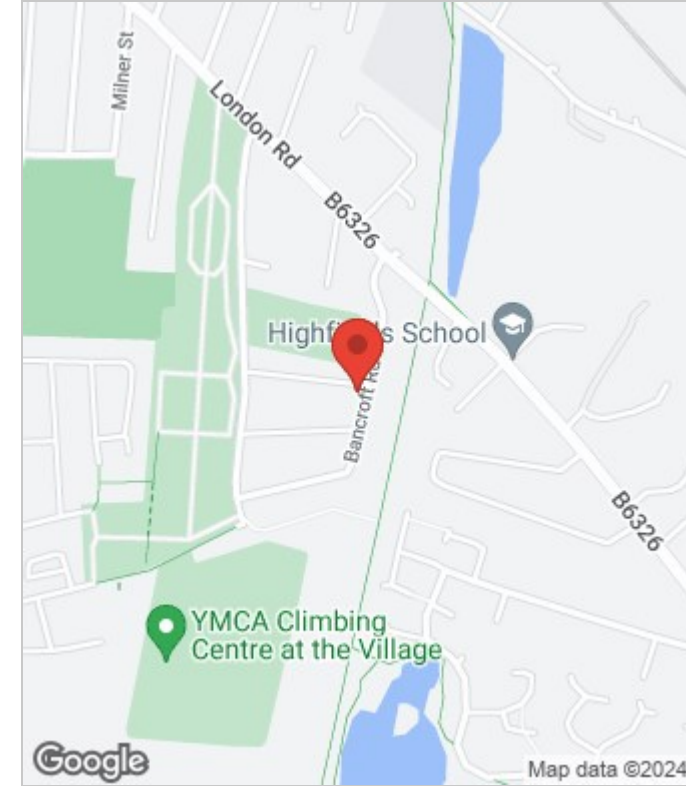
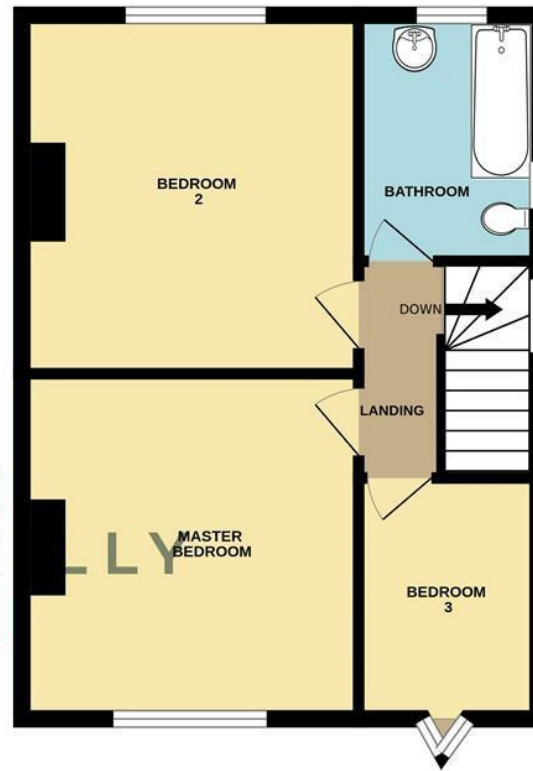




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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