



Worthington Road, Balderton, Newark

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 OLIVER REILLY







# Worthington Road, Balderton, Newark

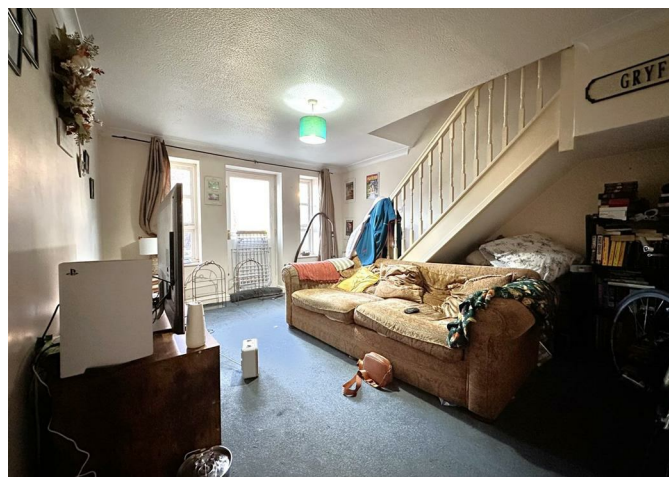
- MID-TERRACE HOME
- POPULAR CUL-DE-SAC LOCATION
- LARGE LOUNGE/DINER
- SINGLE GARAGE & OFF-STREET PARKING
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- TWO BEDROOMS
- MODERNISATION SCHEME REQUIRED!
- ENCLOSED REAR GARDEN
- GREAT SCOPE TO IMPROVE & ADD VALUE
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £125,000-£135,000. A PERFECT PROJECT TO MAKE YOUR OWN...!  
Here we have an excellent opportunity for any aspiring buyer to turn this house into their home! This suitably sized starter home is situated in a popular cul-de-sac, close to amenities, schools and transport links. Promising ease of access onto the A1, A46 and to Newark Town Centre.

This exciting DIY DELIGHT presents a true blank canvas and a significant renovation project, with a free-flowing internal layout, comprising: Porch, an entrance hall, fitted kitchen and a large lounge/diner. The first floor hosts two bedrooms and a three-piece bathroom. Externally, the property enjoys a well-appointed rear garden. Equally bursting with PROMISE AND POTENTIAL.

Additionally, there is a SINGLE GARAGE with a parking space in front. Furthermore this mid-terrace home provides wooden double glazing and electric heating, via storage heaters.

DON'T LET THIS ONE PASS YOU BY... Full of scope and pure potential! TURN THE KEY & START THE STORY!... Marketed with NO ONWARD CHAIN...!



Guide Price £125,000 - £135,000



|                                                                                                    |                             |
|----------------------------------------------------------------------------------------------------|-----------------------------|
| ENTRANCE HALL:                                                                                     | 6'8 x 3'5 (2.03m x 1.04m)   |
| KITCHEN:                                                                                           | 8'6 x 7'10 (2.59m x 2.39m)  |
| LOUNGE/DINER:<br>Max measurements provided.                                                        | 15'4 x 11'8 (4.67m x 3.56m) |
| FIRST FLOOR LANDING:                                                                               | 2'10 x 2'10 (0.86m x 0.86m) |
| MASTER BEDROOM:<br>Max measurements provided.                                                      | 12'5 x 11'9 (3.78m x 3.58m) |
| BEDROOM TWO:                                                                                       | 11'7 x 5'9 (3.53m x 1.75m)  |
| BATHROOM:                                                                                          | 8'7 x 5'8 (2.62m x 1.73m)   |
| SINGLE GARAGE:                                                                                     | tbc (tbc)                   |
| Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. |                             |

## EXTERNALLY:

The property is positioned in a popular and convenient cul-de-sac. The front aspect has a small paved pathway up to the front entrance door, via the sloped roof storm porch. Access to the concealed gas and electricity meters. The right side aspect leads down to a block of three garages, one of which is associated with the property, with a parking space in front. The enclosed rear garden has extensive raised decking and partial slate shingles. There are fenced side and rear boundaries. A wooden rear personal gate opens onto a shared passageway, round to the garage and front of the property. PLEASE NOTE: There is NO SHARED ACCESS over the rear garden.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides electric heating, via storage heaters and wooden 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: 554 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: 'tbc'- On Order

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, from 1st April 2018 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 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.

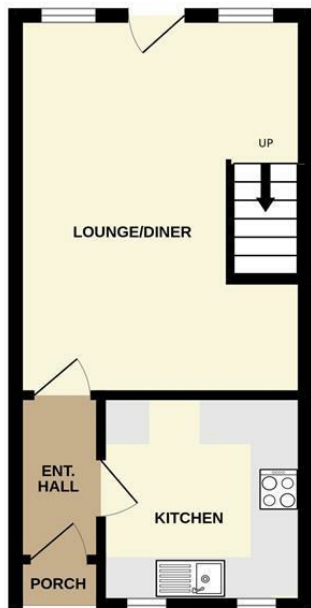




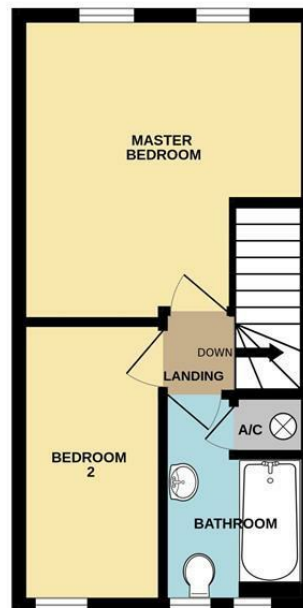




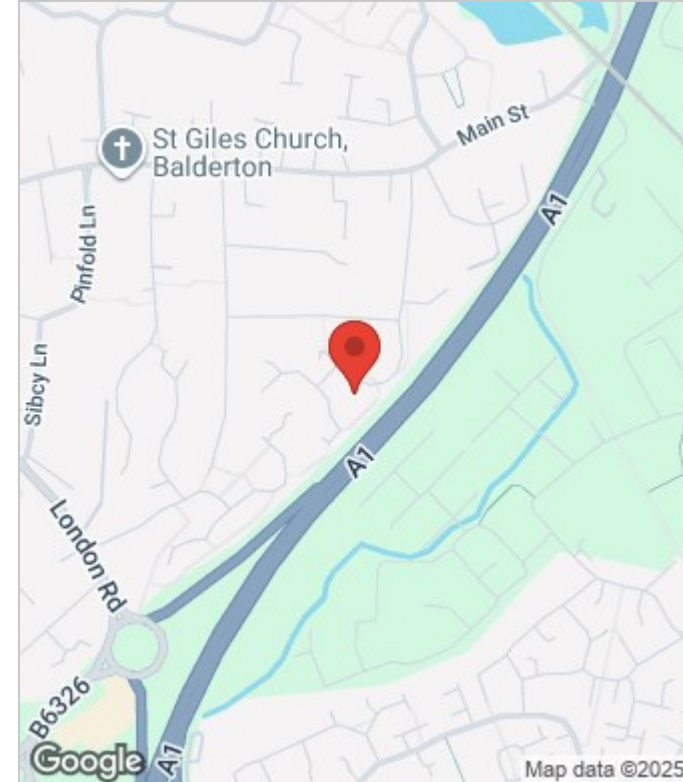
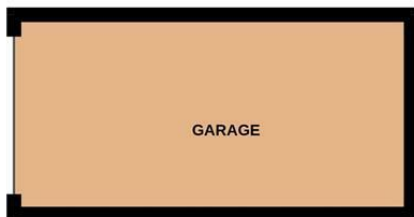
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



### Energy Efficiency Rating

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