

OLIVER REILLY



Queen Street, Balderton, Newark

Asking Price: £215,000

BLINK... AND YOU'LL MISS IT...!

Pleasantly situated in a sought-after area of Balderton, stands an exciting and much-loved semi-detached home. Welcoming an excellent opportunity for families to make the next move and up-size! Enhanced by its convenient location, close to local amenities, schools, and main roads, ensuring that everything you need is within easy reach. This accessibility makes it an ideal choice for families seeking a balance between suburban tranquillity and urban convenience.

While the property showcases the popular 'Fosters' design, it does require some modernisation, allowing you to put your personal touch on the home and truly make it your own. This aspect also presents a fantastic opportunity to add value, making it an attractive prospect for those looking to invest in a property with potential.

The house features an entrance porch, ground floor W.C, inviting inner hallway, a large DUAL-ASPECT living room, spacious OPEN-PLAN DINING KITCHEN, conservatory and a real lobby.

The first floor occupies THREE WELL-PROPORTIONED BEDROOMS and a three-piece family bathroom.

Externally, the property provides a multi-vehicle driveway and access into an integral single garage. The lovely and fully enclosed rear garden will also leave much to your imagination. Further benefits include uPVC double glazing and gas central heating.

Offering a wonderful opportunity to create lasting memories, chances like this don't come around too often! Marketed with NO ONWARD CHAIN!!

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£215,000



- POPULAR 'FOSTERS' SEMI-DETACHED HOME
- LARGE LIVING ROOM & CONSERVATORY
- DELIGHTFUL ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'
- THREE BEDROOMS
- OPEN-PLAN DINING KITCHEN
- INTEGRAL SINGLE GARAGE & DRIVEWAY
- POPULAR & CONVENIENT LOCATION
- MODERNISATION REQUIRED
- POTENTIAL TO IMPROVE & MAKE YOUR OWN!

Approximate Size: 1,183 Square Ft.
Measurements are approximate and for guidance only. This includes the integral single garage.

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 'C'

EPC: Energy Performance Rating: 'D' (61)

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.

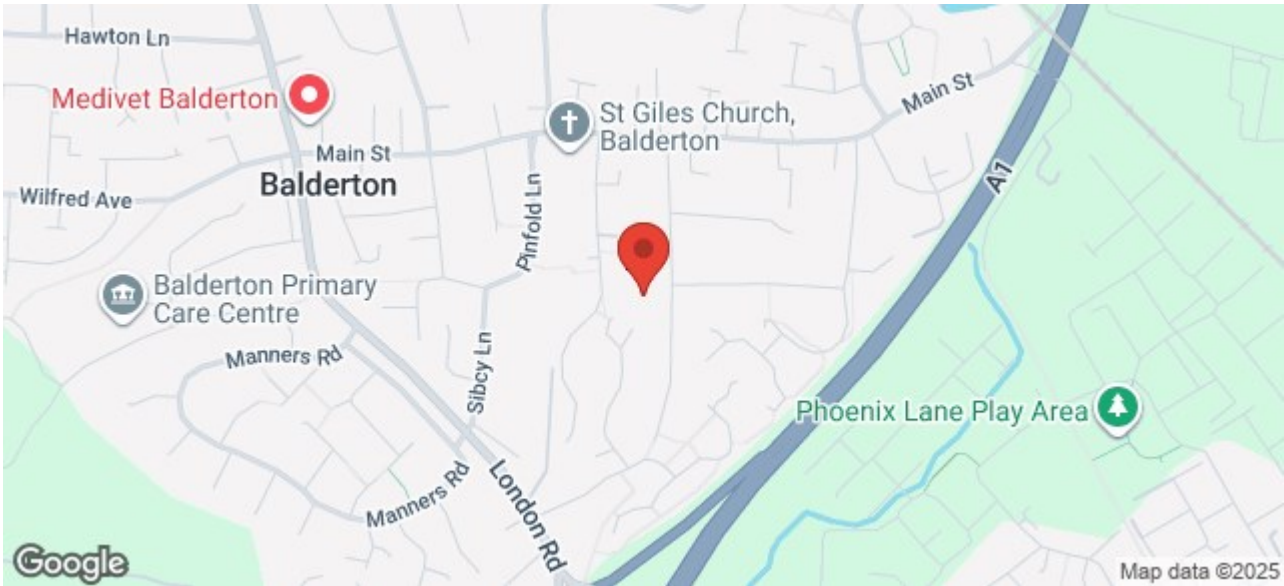
Local Information & Amenities: Balderton

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.

Draft Details-Awaiting Approval:

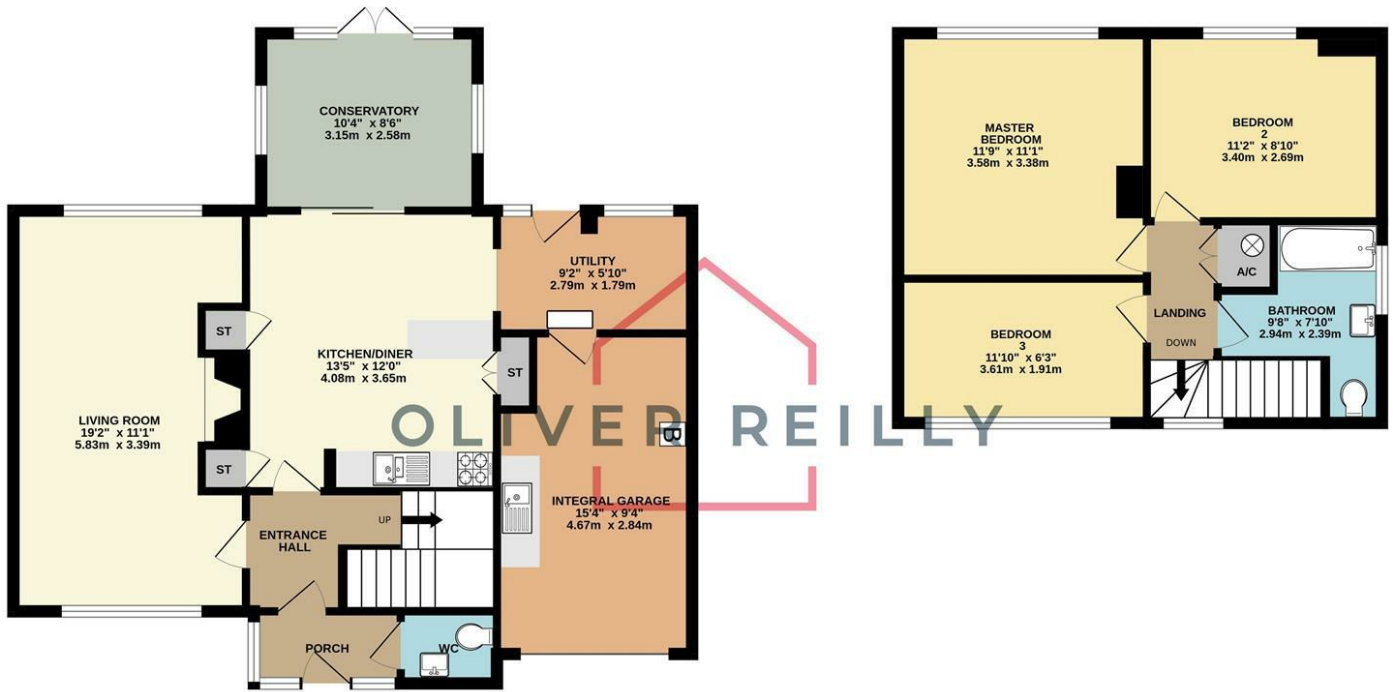
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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