



Mount Road, Balderton
Guide Price £150,000



Mount Road

Balderton, Newark

MARKETED WITH NO CHAIN Occupying a generous end-of-terrace plot, this property presents a rare opportunity to acquire a home with considerable scope for enhancement, redevelopment or investment, making it an appealing proposition for developers, investors and private purchasers alike. The property benefits from previously approved planning permission (now lapsed) for the construction of an additional attached dwelling (Newark & Sherwood Planning Reference: 08/01827/FUL), demonstrating the site's recognised development potential. Prospective purchasers may wish to explore the possibility of obtaining renewed consent, subject to the necessary planning approvals.

The existing accommodation is well arranged and comprises a lounge, kitchen, rear lobby, ground floor bathroom and two first-floor bedrooms. Whilst offering scope for modernisation, the property provides an excellent basis for refurbishment or continued occupation.

A particular feature of the property is the substantial side plot, which provides extensive off-road parking via a private driveway leading to a generous detached double garage. The scale of the external space is rarely found with properties of this nature and offers a wealth of possibilities, whether for further development, extension (subject to the necessary consents) or simply to enjoy the benefits of a sizeable plot. Further advantages include a mixture of single and double glazing, and electric heating.

Properties combining an established home with genuine development potential are rarely available. This is an exceptional opportunity to secure a versatile property with significant scope to add value in a well-established residential setting.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F





Lapsed Planning

The property previously had planning permission for the construction of an additional dwelling to the West side of the terrace. For more information, please use the reference 08/01827/FUL on the Newark & Sherwood planning portal.

Lounge

11' 11" x 11' 7" (3.63m x 3.53m)

Kitchen

10' 6" x 8' 7" (3.20m x 2.62m)

Rear Lobby

6' 11" x 2' 9" (2.11m x 0.84m)

Ground Floor Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

Bedroom One

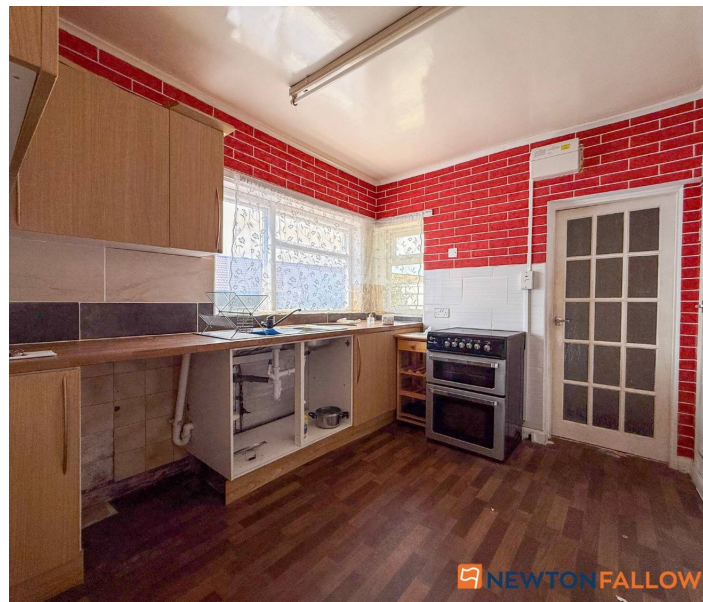
11' 10" x 11' 6" (3.61m x 3.50m)

Bedroom Two

10' 6" x 8' 7" (3.20m x 2.62m)

Agent's Note - Windows

The windows in the property are a mixture of UPVC and wooden single and double glazing.



Services

Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,009 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR





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