



Goldsmith Road, Balderton,

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OLIVER REILLY



Goldsmith Road, Balderton, Newark

- SPACIOUS 'FOSTERS' SEMI-DETACHED HOME
- POPULAR RESIDENTIAL AREA- CLOSE TO AMENITIES & SCHOOLS
- EXTENDED & WELL-APPOINTED KITCHEN
- DRIVEWAY & INTERGAL GARAGE WITH GREAT POTENTIAL
- CLOSE TO AMENITIES, SCHOOLS & MAIN ROADS
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS PRIVATE REAR GARDEN
- SCOPE TO ENHANCE & MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC'tbc'

Guide Price: £210,000 - £220,000. A PLACE TO MAKE YOUR OWN!
Not only does this sizeable semi-detached home occupying an enviable private plot, it presents an exciting opportunity for you to TAKE THIS HOUSE TO THE NEXT LEVEL!... Boasting endless potential and a heart-felt internal design, that leaves MUCH TO THE IMAGINATION!

This sought-after 'Fosters' style home lies close to an abundance of on-hand amenities, popular schools and useful transport links, onto the A1, A46 and over to Newark Town Centre. Providing CONVENIENT ON YOUR DOORSTEP!

The SPACIOUS & FLEXIBLE accommodation comprises: Large entrance porch, an inviting inner hallway, SIZEABLE DUAL-ASPECT LIVING ROOM, a separate dining room and an EXTENDED KITCHEN SPACE.

The first floor hosts a three-piece family bathroom and THREE EXCELLENT SIZED BEDROOMS. Two of which provide fitted wardrobes.

Externally, we're welcomed by a MULTI-VEHICLE DRIVEWAY, leading to an integral single garage. Equipped with power, lighting and great scope to be utilised into further living accommodation. Subject to relevant approvals. There's OPTIONS GALORE INSTORE when you see the SIZE & SCOPE of the charming rear garden. Retaining a HIGH-DEGREE OF PRIVACY and sufficient space for a substantial rear extension. Subject to relevant planning approvals.

Further benefits of this SIZEABLE, SCOPE-FILLED SEMI include uPVC double glazing and gas central heating.

SEIZE YOUR CHANCE & SEE THE POTENTIAL!... Homes like this don't hang around for long! Marketed with NO ONWARD CHAIN!!!

Guide Price £210,000 - £220,000



ENTRANCE PORCH:	11'10 x 2'4 (3.61m x 0.71m)
INNER HALLWAY:	7'8 x 5'9 (2.34m x 1.75m)
DUAL-ASPECT LIVING ROOM:	19'2 x 11'1 (5.84m x 3.38m)
DINING ROOM:	12'4 x 11'2 (3.76m x 3.40m)
EXTENDED KITCHEN:	13'6 x 8'8 (4.11m x 2.64m)
FIRST FLOOR LANDING:	6'7 x 2'10 (2.01m x 0.86m)
MASTER BEDROOM:	11'11 x 11'8 (3.63m x 3.56m)
BEDROOM TWO:	11'2 x 8'8 (3.40m x 2.64m)
BEDROOM THREE:	11'1 x 7'5 (3.38m x 2.26m)
FIRST FLOOR BATHROOM:	9'3 x 7'9 (2.82m x 2.36m)
INTEGRAL SINGLE GARAGE:	14'10 x 9'4 (4.52m x 2.84m)

Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the electricity and gas meters. Boasting great scope to be utilised into further living accommodation. Subject to relevant approvals.

EXTERNALLY:
This spacious and potential-filled semi-detached home is situated in a popular residential area, close to amenities, schools and main road corridors. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY. Giving access into the integral garage. The front garden is filled with maturity, via established hedge-rows. There is a low-level walled front boundary and access to the entrance porch. The right side aspect has a secure wooden personal gate, leading through to the PRIVATE & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, filled with a vast degree of maturity, enhancing the privacy and colours of the garden, with a range of mature hedges and shrubs. There is a concrete seating area, directly from the sliding aluminium doors in the dining room, with an outside tap and external security light. A concrete pathway leads to the bottom of the garden, with provision for a garden shed. There are fenced side and rear boundaries. Enhanced further by a private mature tree-line at the bottom of the garden.

Approximate Size: 1,130 Square Ft.
Measurements are approximate and for guidance only.





Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the aluminium sliding doors in the dining room.

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: 'bbc'- 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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

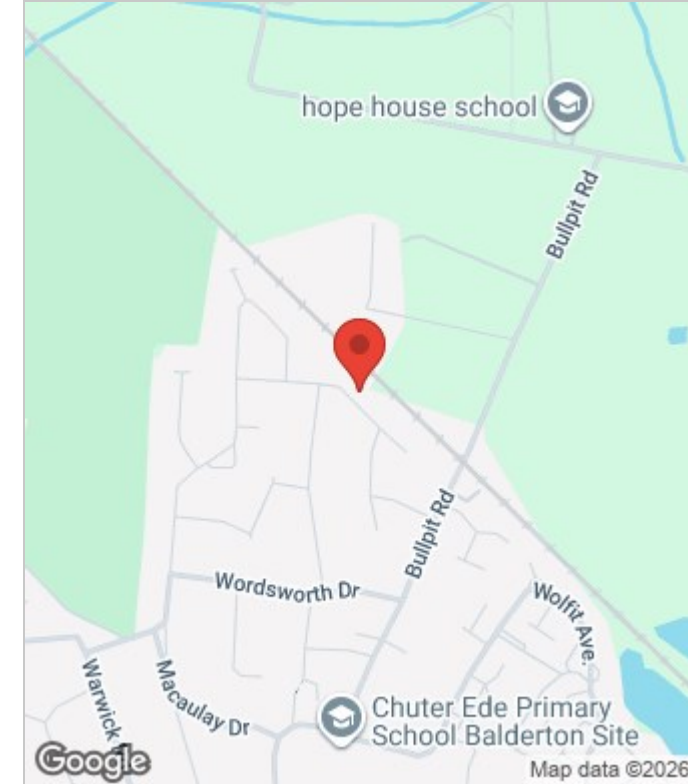
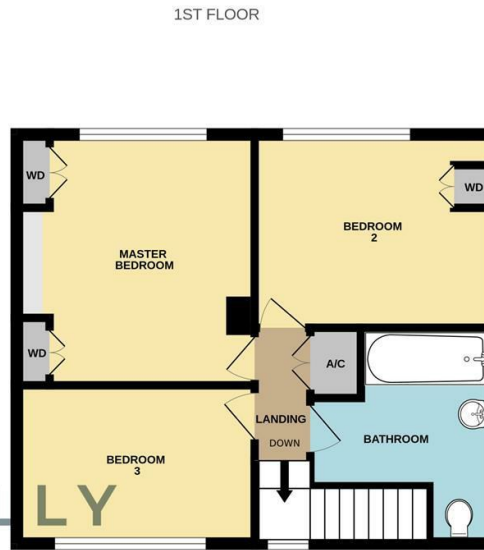
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		
(69-80) C		
(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	