Bancroft Road, Newark

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OLIVER REILLY

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Bancroft Road, Newark

- SPACIOUS & EXTENDED SEMI-DETACHED HOME
- HIGHLY POPULAR & CENTRAL LOCATION
- GENEROUS OPEN-PLAN LIVING/DINING KITCHEN
- BLOCK PAVED MULTI-VEHICLE DRIVEWAY
- COSMETIC SCOPE TO MAKE YOUR OWN!
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- LOW-MAINTENANCE REAR GARDEN
- CLOSE TO AMENITIES, MAIN ROADS & TRAIN STATIONS
- Gas Central Heating & uPVC Double Glazing. Tenure: Freehold. EPC 'C'

Guide Price: £240,000-£250,000. SPACE TO GROW & SCOPE TO MAKE YOUR OWN!

This spacious & EXTENDED semi-detached home BOASTS A BRILLIANT LAYOUT!.. Showcasing substantial living flexibility and an abundance of options for you to create the home of your dreams!

This eye-catching homes lies in a popular and well-connected residential location. Moment away from both Newark Town Centre and Balderton, both filled with great amenities and transport links.
The copious internal design is neutrally decorated and leaves much to the imagination, to re-invent and inject your own style/ personality.

Spanning over 1,100 square/ft, the large layout comprises: Entrance hall, a bay-fronted lounge with complementary feature wall-panelling, study, separate sitting room and a MAGNIFICENT 19 FT OPEN-PLAN LIVING/ DINING KITCHEN. Evidently the heart of the home!

The first floor landing leads into a three-piece family bathroom and THREE BEDROOMS.

Externally, the property occupies a CRACKING CORNER PLOT POSITION!.. Greeted with a MULTI-VEHICLE BLOCK PAVED DRIVEWAY. The lovely low-maintenance rear garden retains a high-degree of privacy and ample space to relax, unwind or even entertain!

Further benefits of this SIZEABLE & SOUGHT-AFTER SEMI include uPVC double glazing and gas central heating.

LET YOUR CREATIVE FLAIR FLOW!... Promoting a great opportunity to take this great family-sized space onto the next level!

Guide Price £240,000 - £260,000

ENTRANCE HALL:	13'8 x 5'9 (4.17m x 1.75m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	13'8 x 11'3 (4.17m x 3.43m)
STUDY:	12'2 x 8'5 (3.71m x 2.57m)
SITTING ROOM: Max measurements provided into rear bay.	14'4 x 11'4 (4.37m x 3.45m)
OPEN-PLAN LIVING/ DINING KITCHEN: Max measurements provided	19'8 x 18'10 (5.99m x 5.74m)
FIRST FLOOR LANDING:	7'5 x 2'9 (2.26m x 0.84m)
MASTER BEDROOM:	11'9 x 11'4 (3.58m x 3.45m)
BEDROOM TWO:	11'9 x 11'4 (3.58m x 3.45m)
BEDROOM THREE:	7'9 x 5'11 (2.36m x 1.80m)
FAMILY BATHROOM:	8'2 x 5'9 (2.49m x 1.75m)

EXTERNALLY:
This spacious semi-detached home is pleasantly positioned in a well-renowned location. Close to amenities, schools and transport links. The property occupies a CORNER PLOT POSITION and is greeted WITH DROPPED KERB VEHICULAR ACCESS ONTO A BLOCK PAVED DRIVEWAY, suitable for multiple vehicles, with two external wall lights and provision for an EV charger. There is a low-level fenced side boundaries and a walled front boundary.
The left side aspect has a secure wooden personal gate, onto a block paved pathway, with two external wall lights, leading down to the PRIVATE LOW-MAINTENANCE REAR GARDEN. Predominantly laid to artificial lawn, with a double external power socket and external wall light. The garden enjoys a large paved seating/ entertainment area, with fully fenced side and rear boundaries. Enhancing the privacy, all year round.

Approximate Size: 1,160 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.
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 'B'

EPC: Energy Performance Rating: 'C' (71)
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:
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.

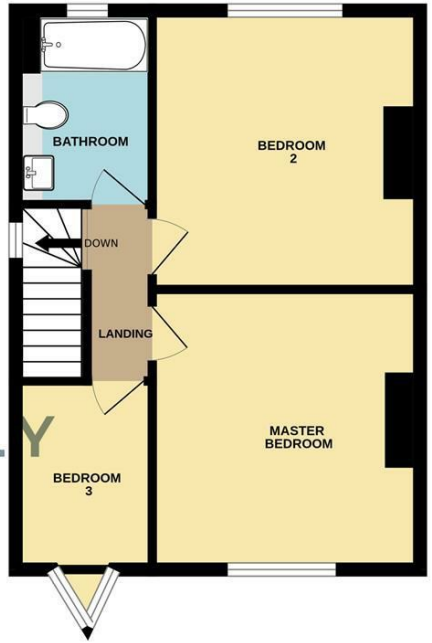
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.

GROUND FLOOR

1ST FLOOR



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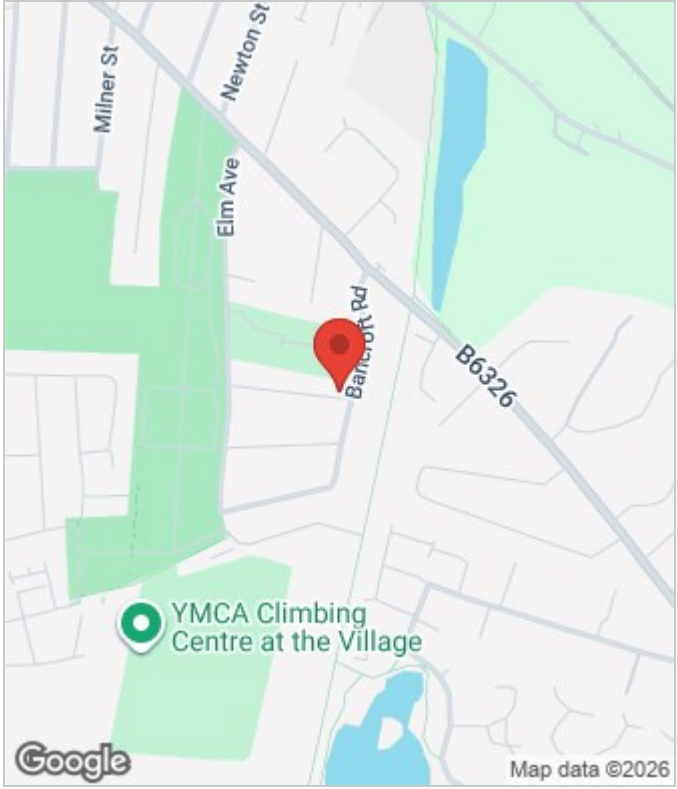

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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

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