



Bancroft Road,

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OLIVER REILLY







# Bancroft Road, Newark

- STUNNING SEMI-DETACHED HOME
- HIGHLY DESIRABLE LOCATION. CLOSE TO TOWN CENTRE!
- FABULOUS OPEN-PLAN DINING KITCHEN
- WELL-APPOINTED & LANDSCAPED REAR GARDEN
- EXCEPTIONAL PRESENTATION THROUGHOUT!
- SUBSTANTIALLY EXTENDED
- TWO RECEPTION ROOMS
- STYLISH MODERN SHOWER ROOM
- DRIVEWAY & DETACHED BRICK STORE
- EARLY VIEWING ADVISED Tenure: Freehold. EPC 'C'

BLINK... AND YOU'LL MISS IT!...  
A HOME BEYOND YOUR WILDEST EXPECTATIONS!  
Nestled in the sought-after area of Bancroft Road, Newark, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a substantial extension, enhancing its living space and providing a modern touch to a classic home. Situated in a popular residential location, this home is just a stone's throw away from local amenities, making daily errands and leisure activities easily accessible. Whether you are looking to settle down in a vibrant community or seeking a property with potential for growth. Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the open-plan kitchen, which features bi-fold doors that seamlessly connect the indoor space with the outdoor garden. This design not only allows for an abundance of natural light but also creates a wonderful flow for alfresco dining and summer gatherings. The property comprises three well-proportioned bedrooms, offering ample space for rest and relaxation. The contemporary shower room is conveniently located, ensuring comfort for all residents. Externally, the beautifully landscaped and well-appointed rear garden is a wonderful outside treat! Enjoying a raised decked seating terrace, access to an outbuilding and a high-degree of privacy. The front aspect ensures a concrete driveway. This charming semi-detached house is a must-see!.. With its blend of modern features and traditional charm, it is ready to welcome its new owners. Early viewings are simply ESSENTIAL!

Asking Price: £290,000



ENTRANCE HALL:	10'4 x 5'10 (3.15m x 1.78m)
BAY-FRONTED LOUNGE:	13'5 x 11'5 (4.09m x 3.48m)
Max measurements provided into bay-window.	
SITTING ROOM:	17'5 x 11'3 (5.31m x 3.43m)
OPEN-PLAN DINING KITCHEN:	15'5 x 15'2 (4.70m x 4.62m)
FIRST FLOOR LANDING:	7'4 x 2'11 (2.24m x 0.89m)
MASTER BEDROOM:	13'5 x 11'5 (4.09m x 3.48m)
Max measurements provided into bay-window.	
BEDROOM TWO:	12'0 x 11'5 (3.66m x 3.48m)
BEDROOM THREE:	8'1 x 6'0 (2.46m x 1.83m)
MODERN SHOWER ROOM:	8'5 x 5'11 (2.57m x 1.80m)

**DETACHED OUTBUILDING:**  
Of brick built construction, with a flat roof. Accessed via wooden double doors. uPVC double glazed window to the left side elevation. Providing great external storage space.

**EXTERNALLY:**  
The property enjoys a lovely residential position, in a sought-after and central location. The front aspect provides dropped kerb vehicular access onto a concrete driveway. A concrete pathway leads to the open entrance porch with black and white tiling, up to the front door. The low-maintenance front garden is laid to lawn, with gravelled borders, fenced side boundaries and a walled front boundary. Secure wooden double gates to the right side aspect, lead onto an Indian Sandstone pathway, with outside tap, external security light and provision for a large log store. This leads down to the BEAUTIFULLY LANDSCAPED and WELL-APPOINTED private rear garden. Predominantly laid to lawn, hosting complementary and established planted borders. The thoughtfully designed external space creates a wonderful external escape, full of privacy and tranquility. There is a large raised decked seating terrace, directly accessed from the BI-FOLD DOORS in the extended OPEN-PLAN dining kitchen, with raised plant beds and two external wall lights. Access into the detached brick outbuilding. An Indian sandstone pathway leads to the bottom of the garden, which enjoys a substantial paved entertainment area, with timber framed pergola and stylish panelling. Provision for a large garden shed. There are fenced side and rear boundaries and a secure wooden personal rear garden, which gives immediate access onto a local walking path.







#### 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.

#### Approximate Size: 1,050 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 '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.

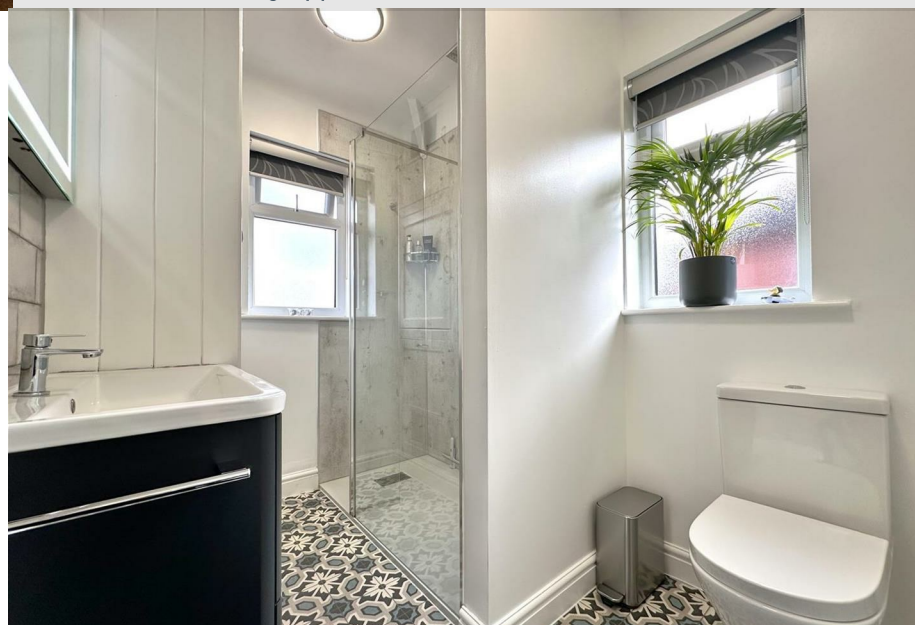
#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange 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.







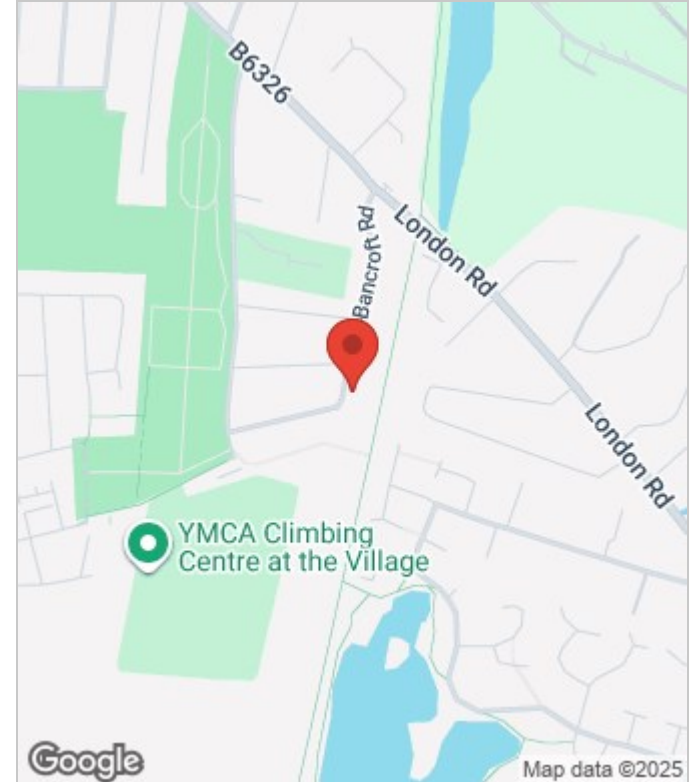
GROUND FLOOR



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>		<b>81</b>
(69-80) <b>C</b>	<b>71</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 2002/91/EC	