



Bancroft Road, Newark

 3  1  2  E

 OLIVER REILLY







# Bancroft Road, Newark

- STYLISH SEMI-DETACHED HOME
- HIGHLY DESIRABLE LOCATION
- SPACIOUS BAY-FRONTED LOUNGE
- SUPERB CONTEMPORARY FAMILY BATHROOM
- MULTI-CAR BLOCK PAVED DRIVEWAY
- THREE BEDROOMS
- WONDERFUL OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C & INTEGRAL SINGLE GARAGE
- LARGE & PRIVATE REAR GARDEN
- NO CHAIN! Tenure: Freehold EPC 'E'

SET TO IMPRESS!.. With **\*\*NO ONWARD CHAIN!!\*\***

If you're seeking CONTEMPORARY CHARM and CONVENIENCE, all rolled into one!... The LOOK NO FURTHER! This beautiful residence on Bancroft Road is the ONE FOR YOU! Having been tastefully enhanced by the current owners, to create a sleek and stylish modern design. Hosting a free-flowing layout and eye-catching living flexibility!

The central location is highly renowned and perfect for ease of access to amenities, schools and popular transport links!

The attractive internal design is sympathetic and spacious, comprising: Inviting entrance hall, a generous bay-fronted lounge, a MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN with integrated dishwasher and instant hot tap! This leads to a rear porch and a useful ground floor W.C.

The first floor landing occupies a STYLISH FAMILY BATHROOM and three bedrooms. Two of which provide EXTENSIVE FITTED WARDROBES.

Externally, the glorious rear garden is well-appointed, hugely private and full of scope and serenity! The front aspect provides a part gravelled and block paved MULTI-VEHICLE DRIVEWAY. Giving access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and potential to be adapted into additional living accommodation. Subject to relevant approvals.

Additional benefits of this eye-catching period home include uPVC double glazing and gas central heating, via a NEWLY INSTALLED COMBINATION BOILER.

A BEAUTIFULLY PRESENTED HOME IN A PEACEFUL LOCATION AWAITS!... Do not delay, book your viewing TODAY!



Guide Price £250,000



<b>ENTRANCE HALL:</b>	13'9 x 5'10 (4.19m x 1.78m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	13'9 x 11'5 (4.19m x 3.48m )
<b>OPEN-PLAN DINING AREA:</b> Max measurements provided into dining area.	13'8 x 11'5 (4.17m x 3.48m)
<b>STYLISH MODERN KITCHEN:</b> Max measurements provided.	13'6 x 11'11 (4.11m x 3.63m)
<b>REAR PORCH:</b>	5'3 x 4'4 (1.60m x 1.32m )
<b>GROUND FLOOR W.C</b>	5'2 x 2'4 (1.57m x 0.71m)
<b>FIRST FLOOR LANDING:</b>	6'10 x 2'10 (2.08m x 0.86m)
<b>MASTER BEDROOM:</b>	11'10 x 11'5 (3.61m x 3.48m)
<b>BEDROOM TWO:</b>	11'10 x 11'5 (3.61m x 3.48m)
<b>BEDROOM THREE:</b>	8'2 x 5'11 (2.49m x 1.80m)
<b>INTEGRAL SINGLE GARAGE:</b>	16'6 x 7'7 (5.03m x 2.31m)

With manual up/ over garage door. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals. Equipped with power and lighting. Access to the wall mounted gas boiler. A right sided wooden personal door, leads out onto the side pathway, to the rear garden.





#### EXTERNALLY:

This attractive period home occupies a wonderful position in a highly regarded residential location, close to amenities and the Town Centre. The front aspect provides a part block paved and part gravelled driveway, allowing off-street parking for multiple vehicles, with access into the integral single garage. A secure right sided timber side gate leads to the well-appointed rear garden. Predominantly laid to lawn with a concrete seating area. A concrete pathway leads to an extensive range of garden sheds/ workshops. There are well-established planted borders and fully fenced side and rear boundaries. The garden prides itself on a high-degree of privacy. Showcasing huge potential for you to adapt and inject your own personality.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler 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: 1,074 Square Ft.

Measurements are approximate and for guidance only. This includes the integral single garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'E' (50)

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.





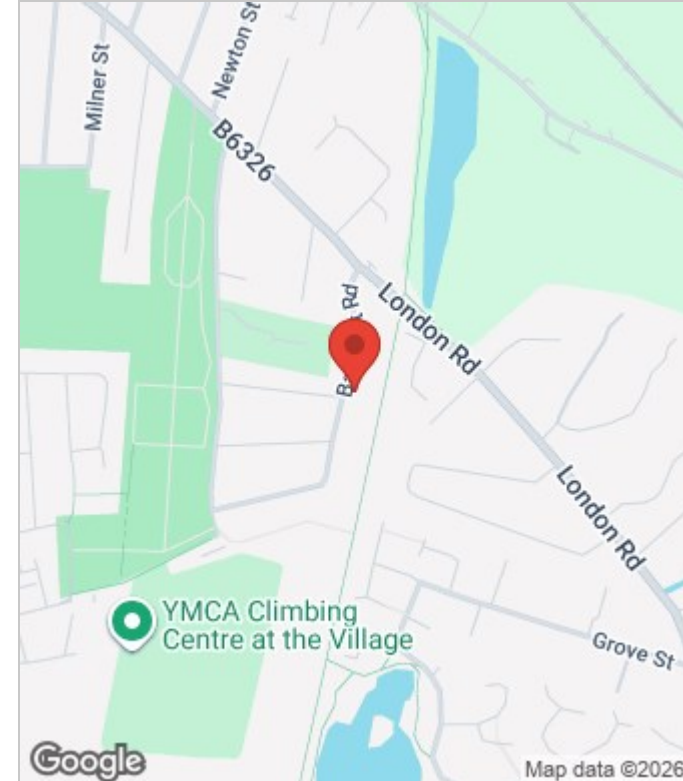




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

