

Jon Brambles

ESTATE AGENTS



Baines Avenue, Balderton NG24 3BL



GUIDE PRICE: £190,000 to £200,000. An extended and well presented three bedroom semi detached family home available for purchase with NO CHAIN. The property is open plan in design and has a spacious lounge and dining kitchen. There is a re-fitted ground floor bathroom and an en-suite WC to bedroom one. The property has off road parking, a detached garage and an enclosed rear garden. The property is double glazed and has gas central heating with a recently installed Combi boiler.

Guide Price £190,000 to £200,000

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Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and a door providing access to the lounge. The hallway has a ceiling light point and a radiator, and has recently been re-carpeted.

Lounge 12' 0" x 10' 11" (3.65m x 3.32m)

This spacious and well proportioned reception room has a window to the front elevation with bespoke fitted blind, cornice to the ceiling, a ceiling light point and a radiator. The lounge is open plan through to the dining kitchen.

Dining Kitchen 14' 7" x 9' 11" (4.44m x 3.02m) (at widest points)

The dining kitchen has dual aspect windows to the rear and side elevations, and a door leading out to the side. The kitchen area is fitted with an excellent range of base and wall units, with roll top work surfaces. There is a one and a half bowl stainless steel sink, and integrated appliances include a double oven with five burner gas hob and extractor hood above, and a fridge. There is also space and plumbing for a washing machine. The room is of sufficient size to comfortably accommodate a dining table, and has two ceiling light points and a vertical radiator. Accessed from the dining kitchen and sited beneath the staircase is a useful storage cupboard which also houses the recently installed Combi boiler. A door leads through to the ground floor bathroom.

Ground Floor Bathroom 9' 8" x 4' 4" (2.94m x 1.32m)

The recently re-fitted bathroom has an opaque window to the rear and comprises a white suite of bath with electric shower above, floating wash hand basin and WC. The bathroom is complemented with contemporary ceramic wall tiling and also has a ceiling light point, an extractor fan and a heated towel rail.

First Floor Landing

As mentioned, the staircase rises from the hallway to the first floor landing which has a window to the side elevation and doors into all three bedrooms. The landing also provides access to the loft space, and has a ceiling light point.

Bedroom One 11' 11" x 11' 9" (3.63m x 3.58m)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. A door leads into the en-suite WC.

En-suite WC

This room comprises a WC and wash hand basin. There is also a ceiling light point, an extractor fan and a radiator.

Bedroom Two 10' 0" x 7' 11" (3.05m x 2.41m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 7' 3" x 6' 6" (2.21m x 1.98m)

A single bedroom with an opaque window to the rear, a ceiling light point and a radiator.

Outside

To the front of the property is a driveway which provides off road parking and continues via wooden gates down the side of the property. The garden is hard landscaped for ease of maintenance. The rear garden is fully enclosed and comprises a block

paved patio adjacent to the rear of the house. The remainder of the garden is laid to artificial lawn.

Detached Garage 17' 4" x 10' 3" (5.28m x 3.12m)

The garage has an up and over door to the front elevation, a window to the rear and a personnel door to the side. The garage is equipped with both power and lighting.

Council Tax

The property is in Band B.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

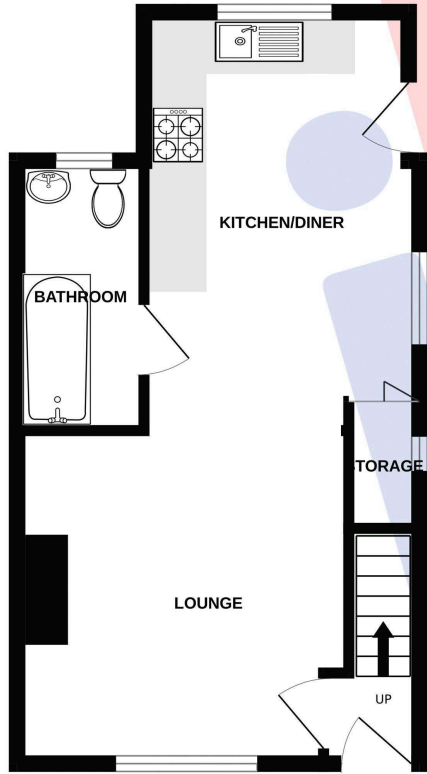
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

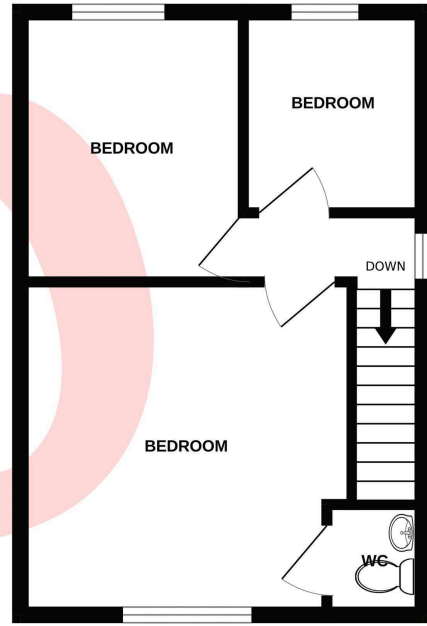
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006944 22 April 2024



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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