

Jon Brambles

ESTATE AGENTS



Russell Avenue, Balderton NG24 3BT



A beautifully presented two bedroom traditional semi detached home situated in this very popular location. In addition to the two double bedrooms, the property has a nicely proportioned lounge, an excellent dining kitchen, first floor bathroom, off road parking and a substantial garden to the rear. The property is double glazed and has gas central heating. Early viewing is very strongly recommended.

£180,000

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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 into the lounge. The hallway has a ceiling light point and a radiator.

Lounge 12' 2" x 11' 5" (3.71m x 3.48m)

This nicely proportioned reception room has a window to the front elevation, a useful storage cupboard which is sited beneath the staircase, a ceiling light point and a radiator. A door provides access through to the dining kitchen.

Dining Kitchen 15' 3" x 11' 4" (4.64m x 3.45m)

This fabulous room is the heart of the home and has dual aspect windows to the rear and side elevations, and a half glazed door leading out into the garden. The kitchen area itself is fitted with a range of contemporary base and wall units, with square edge work surfaces. There is an integrated sink, oven, and a ceramic hob with extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The central heating boiler is located within the kitchen area. The dining kitchen is of sufficient size to comfortably accommodate a large dining table, and has a useful built in storage cupboard, two ceiling light points and a radiator.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into both double bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 12' 3" x 11' 7" (3.73m x 3.53m) (plus wardrobe recess)

A large double bedroom with a window to the front elevation, a useful wardrobe recess, a ceiling light point and a radiator.

Bedroom Two 11' 4" x 8' 3" (3.45m x 2.51m)

A further excellent sized double bedroom having a window to the rear elevation. This bedroom has a fitted double wardrobe, a ceiling light point and a radiator.

Bathroom 8' 4" x 6' 8" (2.54m x 2.03m)

The well appointed bathroom has an opaque window to the rear and is fitted with a 'P' shaped bath with mains rainwater head shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic wall tiling and also has a ceiling light point, an extractor fan and a heated towel rail. The airing cupboard is located in the bathroom.

Outside

To the front of the property is a block paved driveway providing off road parking for two vehicles, and located to the side is gated access into the rear garden. The rear garden is a fantastic size, predominantly south facing and fully enclosed. The garden is tiered in design and has two distinctive seating areas, one adjacent to the rear of the property and the other at the foot of the garden. The remainder of the garden is laid to lawn. The timber garden shed is included within the sale. Situated next to the rear of the house is a useful outbuilding (7'0" x 3'0") which is equipped with power.

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

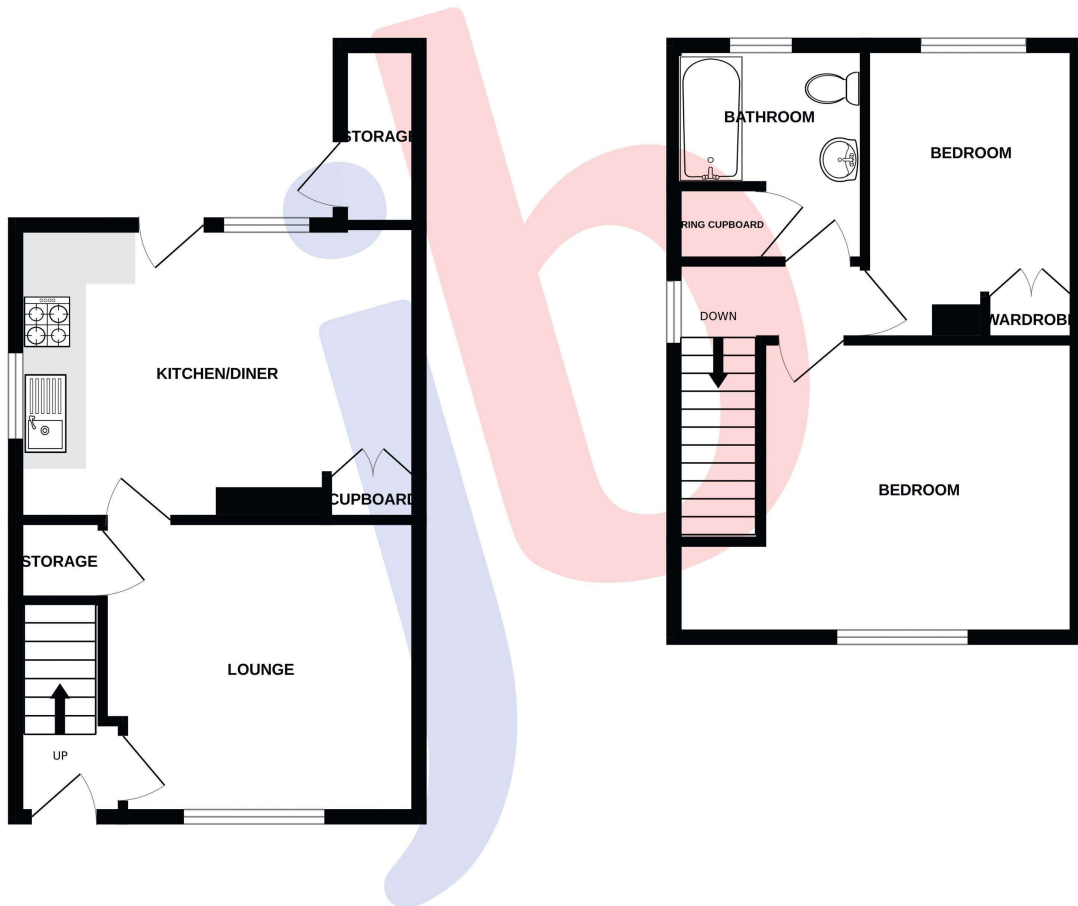
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006891 20 February

2024



GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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