



Stafford Avenue, Balderton



Asking Price £154,950



Key Features

- End Terraced Home
- Three Bedrooms
- First Floor Bathroom
- Dual Aspect Lounge/Diner
- Kitchen & Kitchen/Utility Area
- Generous Rear Garden
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Offering fantastic potential to improve, this end terraced home requires a degree of modernisation but would make a superb first time home. The property benefits from spacious and well-proportioned accommodation, with a block paved driveway to the front, whilst being conveniently located for a range of local amenities as well as providing fantastic access to Newark town centre and the A1.

The property's accommodation comprises to the ground floor: entrance hallway, dual aspect lounge/diner, kitchen area with useful pantry cupboard with a door through to a further kitchen/utility area with provision for a free standing cooker. To the first floor, there is a family bathroom suite and three well proportioned bedrooms.

Outside, this home enjoys a deceptive plot with off street parking available for numerous vehicles and a rear garden with a generous paved seating area as well as a lawned area. Other features include gas central heating and UPVC glazing throughout.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 7'7" x 3'2" (2.3m x 1m)

Lounge/Diner 17'9" x 13'3" (5.4m x 4m)
maximum measurements

Pantry 4'5" x 3'2" (1.3m x 1m)

Kitchen 9'2" x 8'6" (2.8m x 2.6m)

Kitchen/Utility 9'2" x 5'4" (2.8m x 1.6m)

First Floor Landing

Bedroom One 13'4" x 11'11" (4.1m x 3.6m)
maximum measurements

Bedroom Two 11'10" x 9'1" (3.6m x 2.8m)
maximum measurements

Bedroom Three 9'11" x 6'2" (3m x 1.9m)

Bathroom 10'0" x 5'8" (3m x 1.7m)
maximum measurements

Agent's Note - Windows

The windows in the property are a combination of single and double glazed UPVC.

Services

Mains gas, electricity, water and drainage are connected.

Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

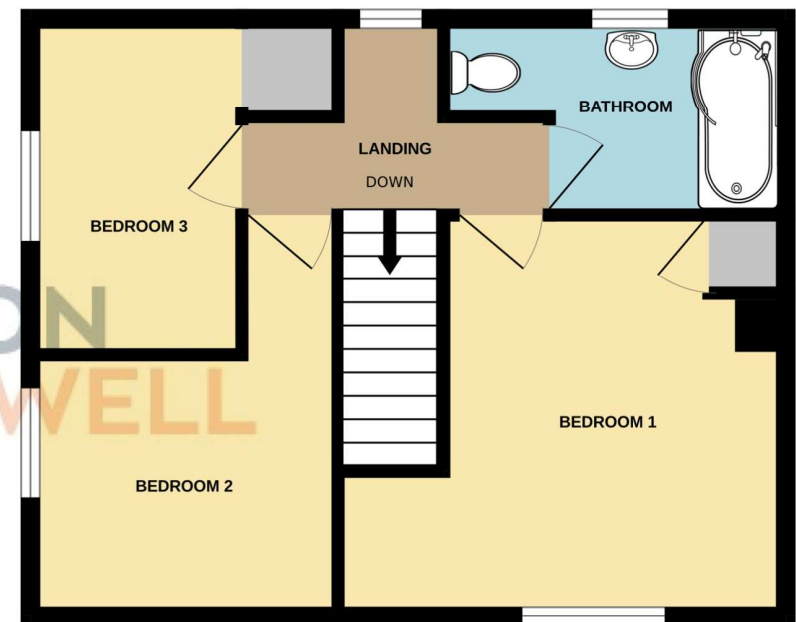
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

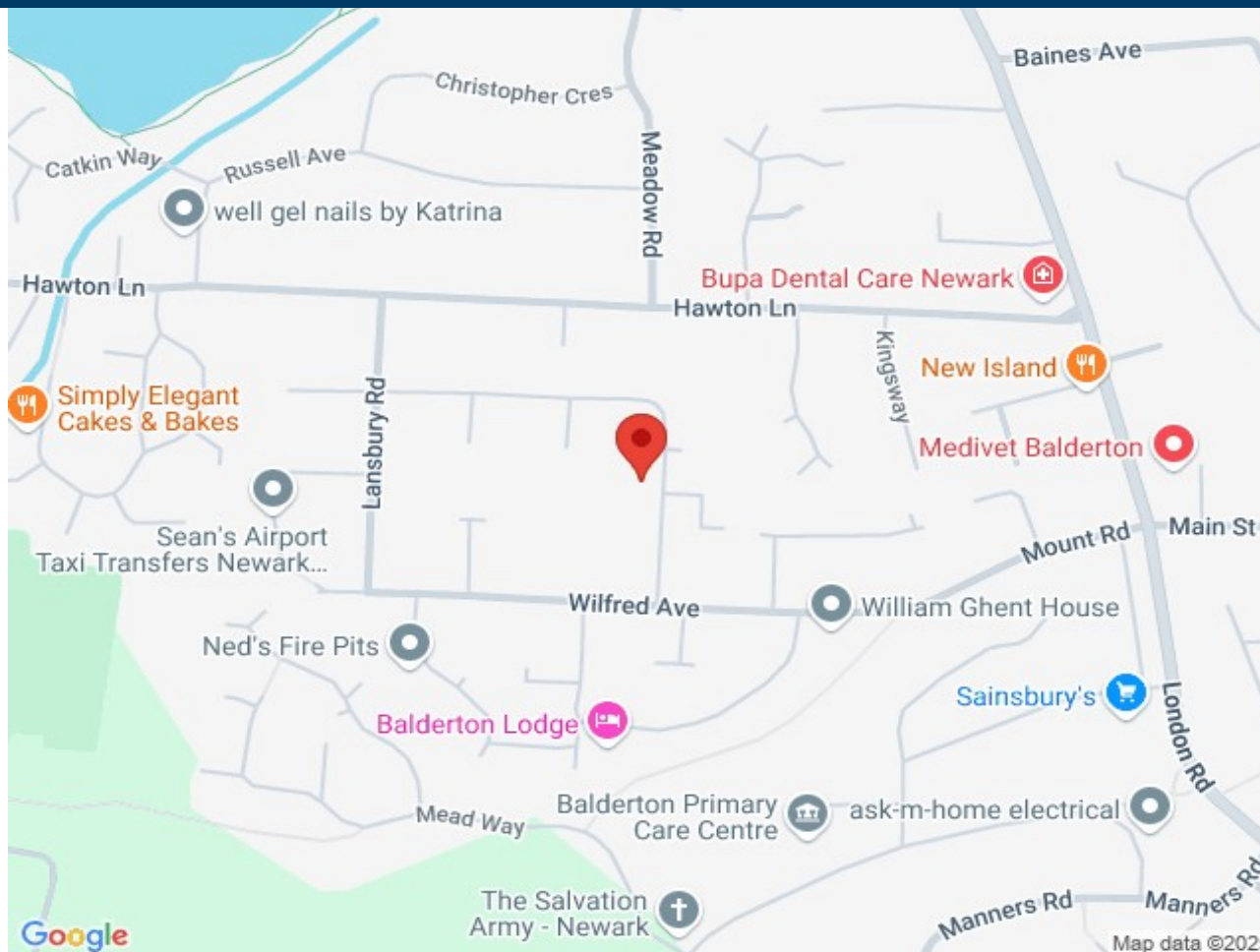
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

