

# Jon Brambles

ESTATE AGENTS



## Nelson Road, Balderton NG24 3EL



**GUIDE PRICE: £150,000 to £160,000.** A two bedroom end terrace property situated in this very popular residential area. In addition to the two bedrooms, the property has a well proportioned lounge, dining kitchen, conservatory and first floor bathroom. The property has a private driveway and off road parking, an excellent sized garden to the rear, is predominantly double glazed and has gas central heating. Available for purchase with **NO CHAIN.**

**Guide Price £150,000 to £160,000**

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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 light wood coloured laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

### **Lounge** 13' 5" x 10' 8" (4.09m x 3.25m)

This excellent sized and well proportioned reception room has a window to the front elevation and a door into the dining kitchen. The lounge has light coloured wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

### **Dining Kitchen** 14' 0" x 7' 5" (4.26m x 2.26m)

Having a window to the rear elevation and a door providing access through to the conservatory. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space for a free standing electric cooker, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The dining kitchen is of sufficient size to accommodate a small dining table and has two ceiling light points and a radiator. The central heating boiler is located in the kitchen. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard.

### **Conservatory** 9' 8" x 6' 2" (2.94m x 1.88m)

This upvc conservatory provides additional ground floor space to this family home, has triple aspect windows, and a glazed door leading out into the garden.

### **First Floor Landing**

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into both bedrooms and the bathroom. The landing has wood laminate flooring and a ceiling light point. The airing cupboard and access to the loft space are located on the landing.

### **Bedroom One** 10' 10" x 9' 9" (3.30m x 2.97m)

An excellent sized double bedroom with a box shaped window to the front elevation. The bedroom has two useful fitted storage cupboards which are sited above the staircase, wood laminate flooring, a ceiling light point and a radiator.

### **Bedroom Two** 11' 2" x 7' 1" (3.40m x 2.16m)

A good sized second bedroom with a window to the rear elevation overlooking the garden, wood laminate flooring, a ceiling light point and a radiator.

### **Bathroom** 6' 6" x 5' 6" (1.98m x 1.68m)

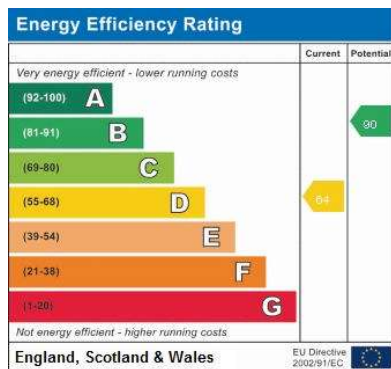
The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has ceramic wall tiling, a ceiling light point and a radiator.

## **Outside**

To the front of the property is a small hard landscaped garden, and a footpath leads to the front door. A further footpath at the side leads into the rear garden. The garden is fully enclosed and enjoys a high degree of privacy. The rear garden is also hard landscaped and comprises a patio and decked area. The large timber garden shed is included within the sale. A further gate leads around to the driveway which is accessed via wooden gates from Nelson Road.

## **Council Tax**

The property is in Band A.



## **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.

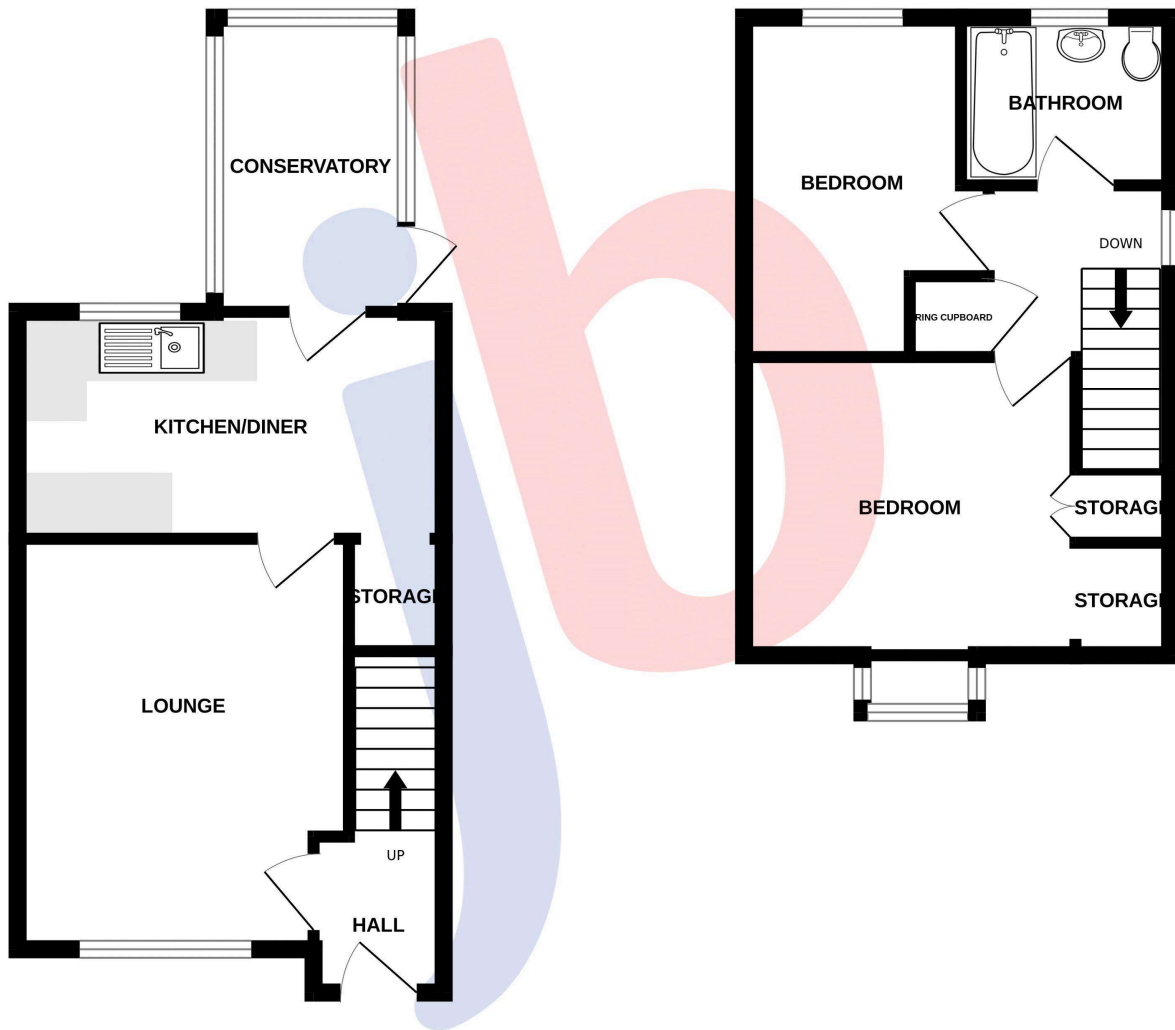
## **Services/Referral Fees**

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. 00006763 02 May 2024



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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