

## Christopher Crescent, Balderton



**GUIDE PRICE: £230,000 to £240,000.** A two bedroom detached bungalow situated in a sought after location a short distance from local amenities. In addition to the two bedrooms, the property has a spacious lounge, a dining kitchen and bathroom. There is ample off road parking, a detached single garage and gardens to the front and rear. Double glazing and gas central heating are installed. The property would benefit from some updating and is available for purchase with NO CHAIN.

**Guide Price £230,000 to £240,000**





## **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 provides access to all rooms and has a ceiling light point and a radiator. Access to the roof space is also obtained from here.

### **Lounge 12' 0" x 11' 11" (3.65m x 3.63m)**

This excellent sized and very well proportioned reception room has a large picture window to the front elevation. The lounge has wood laminate flooring, cornice to the ceiling, both wall and ceiling light points, a wall mounted electric fire and a radiator.

### **Dining Kitchen 12' 2" x 11' 7" (3.71m x 3.53m) (at widest points)**

The kitchen has a window to the rear elevation and a half glazed door to the side providing access to the driveway and garden beyond. 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 gas cooker, and space and plumbing for a washing machine. The room is of sufficient size to accommodate a dining table and has a ceiling light point and a radiator. The central heating boiler is located here.

### **Bedroom One 12' 0" x 11' 8" (3.65m x 3.55m)**

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

### **Bedroom Two 12' 4" x 8' 9" (3.76m x 2.66m)**

A further double bedroom, having a window to the front elevation, a ceiling light point and a radiator.

### **Bathroom 8' 4" x 6' 0" (2.54m x 1.83m)**

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. There is also a ceiling light point and a radiator. The airing cupboard is located in the bathroom.

## **Outside**

This bungalow stands on a delightful plot and to the front is a garden laid predominantly to lawn, also containing a number of mature shrubs and plants. A footpath leads to the front door. Adjacent to this is the driveway which continues down the side of the property and provides ample off road parking. The driveway in turn leads to the detached garage and gated access leads to the rear garden. Accessed from the outside and located within the side of the property is a useful storage shed.

## **Rear Garden**

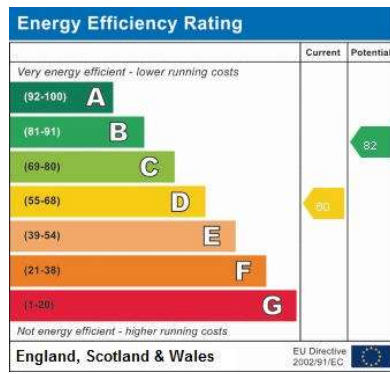
The fully enclosed rear garden is laid predominantly to lawn and contains a number of mature shrubs, plants and trees. Located at the foot of the garden is a timber summerhouse which is included in the sale but is in need of repair.

### **Garage 14' 5" x 8' 7" (4.39m x 2.61m)**

The detached garage has an up and over door to the front elevation and is equipped with both power and lighting.

## **Council Tax**

The property is in Band C.



**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.

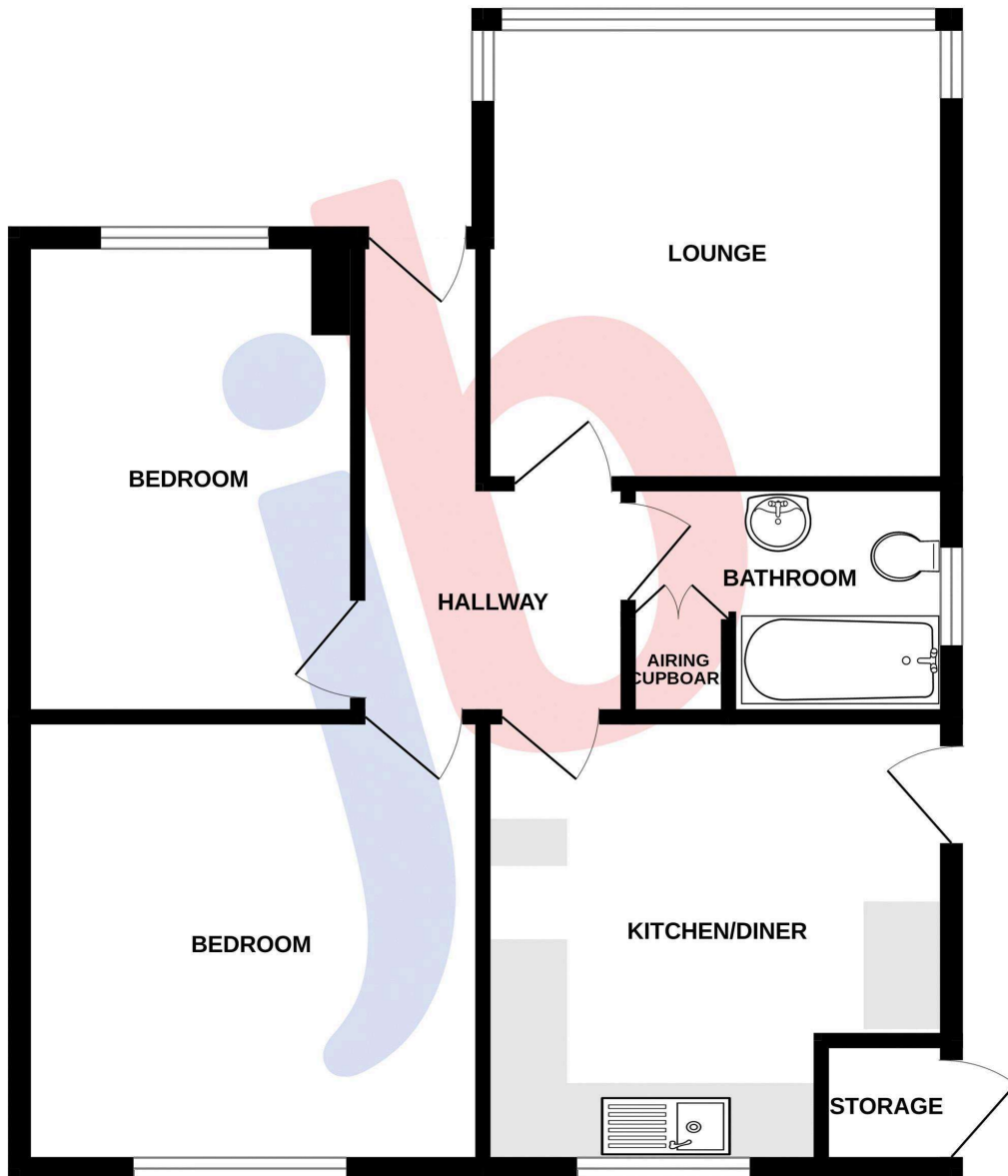
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**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. 00006994 16 July 2024



GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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