

Everest Court, Balderton NG24 3PZ



A deceptively spacious two bedroom mid terraced bungalow situated in a residential location with pedestrian access only. In addition to the two bedrooms, the property has an excellent sized lounge/diner, a fitted kitchen, bathroom and an enclosed garden to the rear. The property is double glazed, has gas central heating and early viewing is strongly recommended.

£129,000





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 Porch

The porch has a useful storage cupboard, and a door leads into the entrance hallway.

Entrance Hallway

The 'L' shaped entrance hallway has a window to the front elevation, and provides access to all rooms and the loft space. The hallway has a ceiling light point and a radiator.

Lounge/Diner 16' 6" x 11' 3" (5.03m x 3.43m)

This excellent sized reception room has sliding patio doors to the rear elevation providing access out to the garden. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 15' 7" x 7' 1" (4.75m x 2.16m)

This galley style kitchen has a window to the front elevation and is fitted with a comprehensive range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level oven and a ceramic hob with extractor hood above. There is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The central heating boiler is located here. The kitchen has cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 7' 8" x 6' 0" (2.34m x 1.83m)

The bathroom has an opaque window looking back through to the porch, and is fitted with a white suite comprising bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and WC. The bathroom has part ceramic tiling to the walls, cornice to the ceiling, a ceiling light point and a heated towel rail.

Bedroom One 13' 8" x 12' 0" (4.16m x 3.65m)

An extraordinarily large double bedroom with a window to the rear elevation, cornice to the ceiling, ceiling light point and radiator.

Bedroom Two 13' 0" x 5' 5" (3.96m x 1.65m)

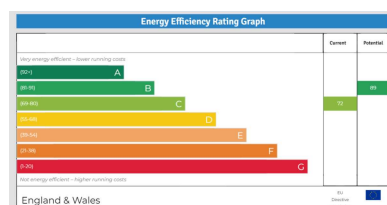
A good sized second bedroom having a window to the rear elevation, a ceiling light point and a radiator.

Outside

To the front of the property is a small block paved garden and a footpath leading to the front door. The rear garden is fully enclosed and enjoys a high degree of privacy. The garden has been tastefully landscaped and comprises a large deck ideal for outdoor seating and entertaining, a small lawn and a number of raised beds containing a wide variety of mature shrubs, plants and trees. The timber garden shed located at the foot of the garden is included within the sale.

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.

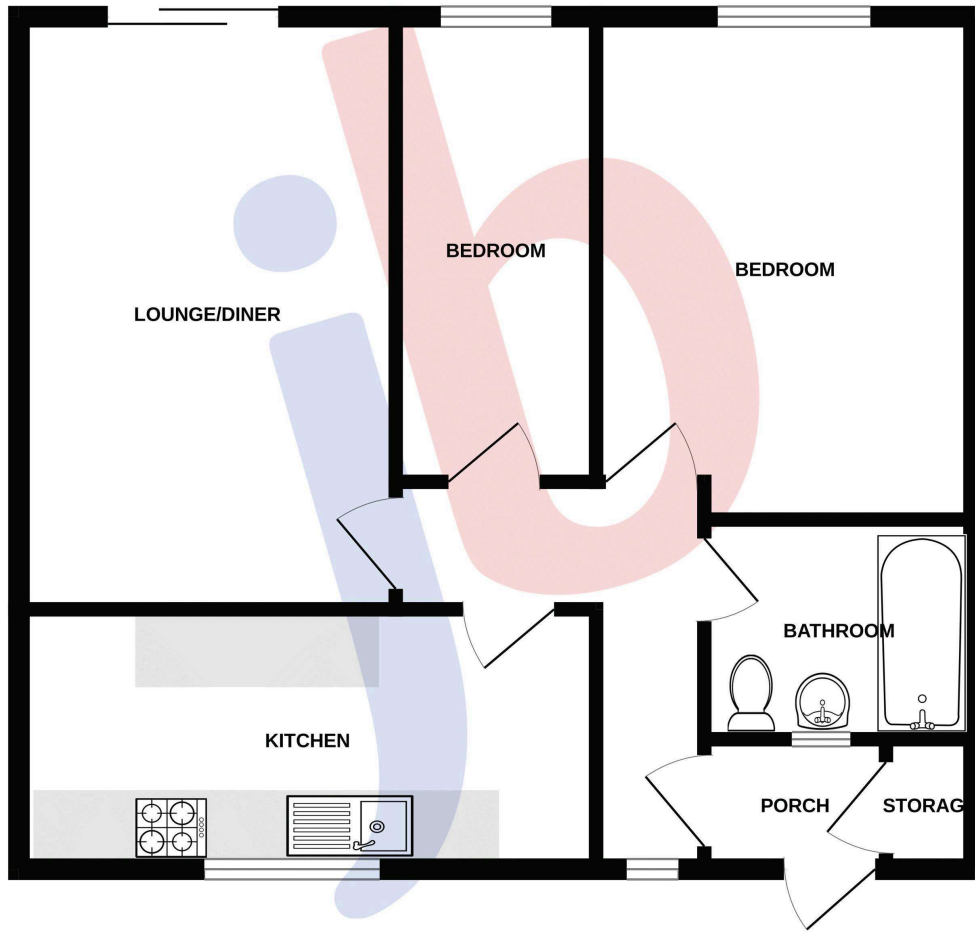
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007077 02 September 2024



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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