

# Jon Brambles

ESTATE AGENTS



## Coronation Street, Balderton NG24 3BD



A wonderful Edwardian two bedroom end terrace property built in 1901. This fabulous traditional home is presented in superb condition throughout, and in addition to the two double bedrooms, has a large open plan lounge/dining room, a fitted kitchen and a superb first floor bathroom. There is an enclosed garden to the rear. The property is double glazed and has gas central heating. Early viewing is very strongly recommended.

**£170,000**

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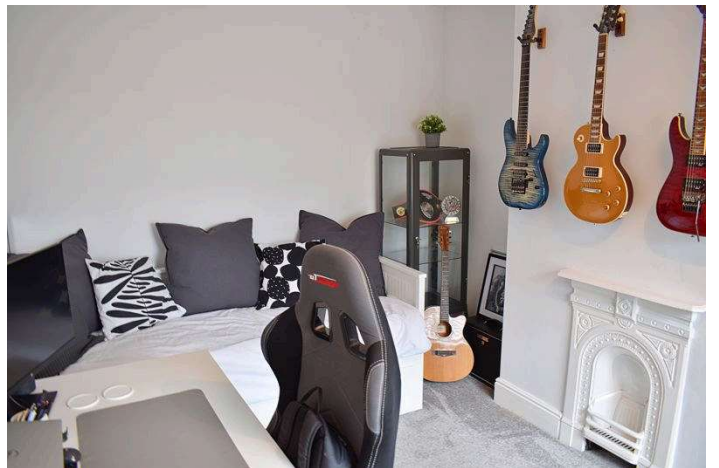
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### Situation and Amenities

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 doors providing access to the lounge/dining room. The hallway has a ceiling light point and a radiator.

#### LOUNGE/DINING ROOM 24' 9" x 12' 4" (7.54m x 3.76m) (overall dimensions and excluding bay window)

This fabulous open plan living space was formerly two rooms that have now been opened up to provide a superb bright and airy room.

#### Lounge Area 11' 11" x 11' 11" (3.63m x 3.63m) (excluding bay window)

The lounge area has a bay window to the front elevation with bespoke fitted blind, moulded cornice to the ceiling, a ceiling light point and a radiator.

#### Dining Room Area 12' 3" x 12' 3" (3.73m x 3.73m)

The dining room area has French doors to the rear and a door into the kitchen. The focal point is the ornamental fireplace. There is also a ceiling light point and a radiator. Located off the dining room area and sited beneath the staircase is a useful storage cupboard.

#### Kitchen 13' 4" x 8' 0" (4.06m x 2.44m)

The kitchen has a window to the side elevation and a glazed door providing access to the garden. The kitchen is fitted with an excellent range of base and wall units with roll top work surfaces and tiled splash backs. There is a sink, an integrated oven with induction hob and extractor hood above, space and plumbing for both a washing machine and dishwasher, and further space for a larder fridge and freezer. The kitchen has a ceramic tiled floor and a ceiling light point. The central heating boiler is located within the kitchen.

### 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 double bedrooms and the bathroom. The landing has a ceiling light point and a radiator.

#### **Bedroom One** 15' 9" x 12' 0" (4.80m x 3.65m)

An extraordinarily large double bedroom with two windows to the front elevation. This bedroom has two useful wardrobe recesses either side of the chimney breast, and also a fitted storage cupboard which is sited above the staircase. There is a ceiling light point and a radiator.

#### **Bedroom Two** 12' 4" x 9' 6" (3.76m x 2.89m)

A further excellent sized double bedroom, with a window to the rear elevation. The bedroom has an ornamental fireplace (non working), a ceiling light point and a radiator. This room is currently utilised as a home office/study.

#### **Bathroom** 13' 3" x 7' 10" (4.04m x 2.39m)

This very large and well appointed bathroom has dual aspect opaque windows to the rear and side elevations, and is fitted with a bath, pedestal wash hand basin and WC. In addition there is a double width walk-in shower cubicle with mains shower. The bathroom is complemented with a combination of mermaid board and ceramic metro wall tiling, and also has a ceiling light point, an extractor fan, a heated towel rail and a radiator.

#### **Side Courtyard**

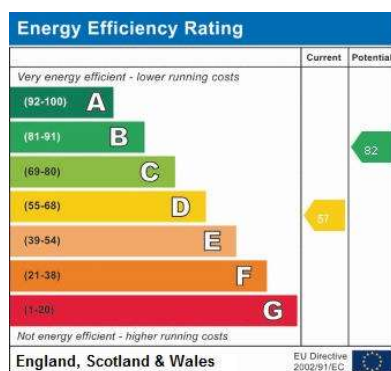
The French doors from the dining room and the door from the kitchen both lead to the side courtyard. From here access is obtained to the garden.

#### **Garden**

The garden is fully enclosed and laid primarily to lawn. There is a sizeable patio area which is ideal for outdoor seating and entertaining. Situated adjacent to the rear of the property are two outbuildings, one of which provides storage and the other houses an old WC.

#### **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. 00006918 15 March 2024

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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