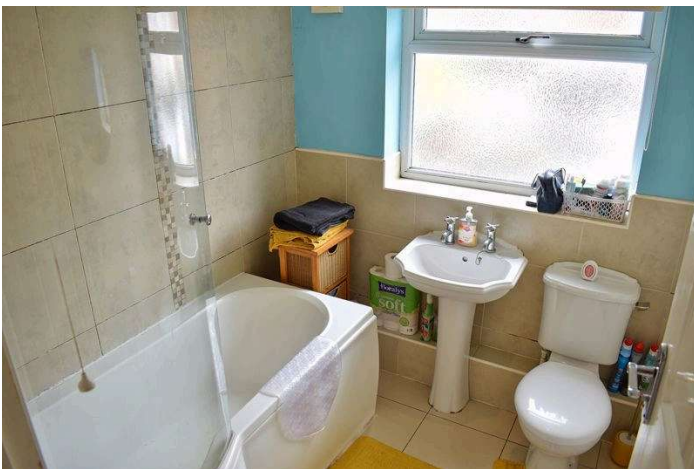


Coronation Street, Balderton NG24 3BD



A traditional two bedroom mid terrace property situated a short distance from local amenities. In addition to the two double bedrooms, the property has two excellent sized reception rooms, a fitted kitchen and a first floor bathroom. There is an enclosed cottage style garden to the rear. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN. Early viewing is strongly recommended.

£150,000



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:

Lounge 12' 1" x 11' 0" (3.68m x 3.35m)

This excellent sized and nicely proportioned reception room has a window to the front elevation, a feature fireplace (non working), wood laminate flooring, cornice to the ceiling, wall light points and a radiator. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard. A door leads through into the dining room.

Dining Room 11' 8" x 11' 2" (3.55m x 3.40m)

A further good sized and well proportioned reception room, having a feature fireplace (non working), the same flooring that flows through from the lounge, cornice to the ceiling, a ceiling light point and a radiator. The dining room is open plan to the kitchen

giving both rooms a nice open and airy feel. Also from the dining room a door opens to reveal the staircase leading to the first floor landing.

Kitchen 9' 2" x 7' 2" (2.79m x 2.18m)

The kitchen has a window and glazed French doors to the rear, the doors provide access out to the garden. The kitchen is fitted with a good range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with ceramic hob and extractor hood above, fridge and freezer. In addition there is space and plumbing for a washing machine. The central heating boiler is located here. The kitchen has a ceramic tiled floor and recessed ceiling spotlights.

First Floor Landing

The landing provides access to both bedrooms and the bathroom and has recessed ceiling spotlights and a radiator. Access to the loft space is obtained from the landing.

Bedroom One 12' 2" x 11' 1" (3.71m x 3.38m)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. The bedroom also has a useful storage cupboard which is sited above the staircase.

Bedroom Two 11' 11" x 8' 3" (3.63m x 2.51m)

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

Bathroom 7' 2" x 6' 6" (2.18m x 1.98m)

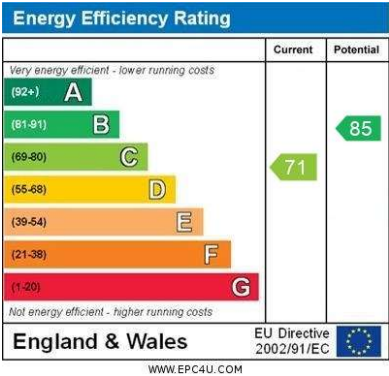
The bathroom has an opaque window to the rear and is fitted with a white suite comprising a 'P' shaped bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, a ceramic tiled floor, recessed ceiling spotlights, an extractor fan and a radiator.

Outside

To the front is a small hard landscaped garden, adjacent to which is the footpath leading to the front door. The rear garden is fully enclosed and hard landscaped for ease of maintenance. There is a raised deck which is ideal for outdoor seating and entertaining. The small timber shed 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. 00007332 15 May 2025



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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