



Albert Avenue, Balderton, Newark, NG24 3HE



welcome to

Albert Avenue, Balderton, Newark

William H Brown are pleased to present this two bedroom mid terraced house in Balderton situated just two and a half miles from the market town of Newark on Trent, briefly comprising of two reception rooms, kitchen, shower room, two double bedrooms and a four piece bathroom.



Living Room

11' 11" x 11' 11" (3.63m x 3.63m)

Living room with living flame gas fire and surround, radiator, double glazed window to the front and uPVC door to the front of the property.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Dining room with living flame gas fire and surround, radiator, double glazed window to the rear and storage cupboard.

Kitchen

11' 10" x 7' 1" (3.61m x 2.16m)

The kitchen offers a fantastic range of wall and base units with part tiling, gas hob, electric oven, extractor, sink and drainer, space for fridge/freezer and dryer and plumbing for washing machine. uPVC window to the side and uPVC door to the rear garden.

Shower Room

WC, Wash hand basin, Shower cubicle with mermaid board, Radiator and Extractor. Obscured double glazed window to the side.

First Floor

Landing

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Bedroom one has a beautiful original fireplace, radiator and double glazed window to the front. Access to loft space via hatch with loft ladder.

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom two has storage cupboard, radiator and double glazed window to the rear,

Bathroom

Modern fitted bathroom with tiled flooring, WC, Wash hand basin, Bath with mixer tap, Double shower cubicle with mermaid boarding, Heated towel rail and Extractor. Obscured double glazed window to the rear and hatch to additional loft space.

Outside

The front of the property offers on street parking.

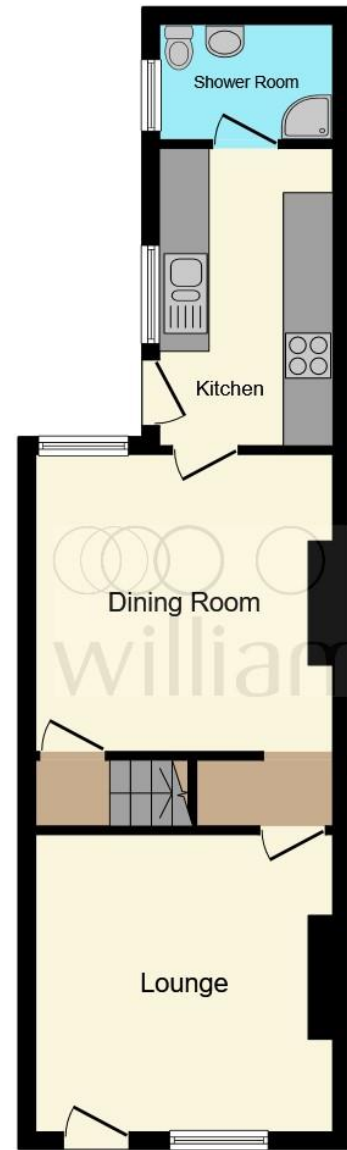
Rear Garden

To the rear there is a low maintenance enclosed garden which is private and offers two sheds and a beautiful acer tree.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Albert Avenue, Balderton, Newark

- MID TERRACED HOUSE
- TWO BEDROOMS
- WC/CLOAKROOM & FAMILY BATHROOM
- TWO RECEPTION ROOMS
- REAR ENCLOSED GARDEN

Tenure: Freehold

EPC Rating: C

offers over

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105413 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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