



Smith Street, New Balderton NEWARK NG24 3BA

welcome to

Smith Street, New Balderton NEWARK

GUIDE PRICE £115,000 - £125,000 Immediate viewing is highly recommended at this well-presented two doubled bedroom terraced house in New Balderton. The property has gas central heating, uPVC double glazing and features and ensuite bathroom to the master bedroom.



Lounge

12' 8" into alcove x 11' 11" (3.86m into alcove x 3.63m)
The lounge has an uPVC front entrance door and uPVC window to the front aspect. There is a television point, coved ceiling and a range of built-in cupboards to the alcove housing the electric fuse box.

Central Lobby

Staircase rising to the first floor.

Dining Room

12' 10" into alcove x 12' 3" (3.91m into alcove x 3.73m)
This good sized room offers ample space for dining as well as sitting and relaxing. There is laminate flooring, radiator, uPVC window and understairs storage cupboard with lighting.

Kitchen

10' 4" x 5' 11" (3.15m x 1.80m)
This bright and modern kitchen has high gloss white base and wall mounted units with work surfacing and tiled splashbacks. Three is a one and half bowl stainless steel sink with mixer tap over, fitted double oven with a four burner gas hob and uPVC window. There is a uPVC door opening out to the rear and plumbing for automatic washing machine.

Inner Lobby/utility Space

Having a uPVC window, radiator and plumbing for dishwasher.

Wc

Having a WC, wash hand basin, uPVC window, tiled walls and tiled flooring,

First Floor Landing

Bedroom One

12' 11" into alcove x 12' 2" (3.94m into alcove x 3.71m)
This excellent sized master bedroom has a uPVC window, dado railing, radiator and access to ensuite bathroom.

Ensuite

10' 4" x 5' 10" max (3.15m x 1.78m max)
Fitted with a suite comprising panelled bath with mixer tap shower attachment over, wash hand basin with tiled surround and cupboard below and WC. There is a cupboard housing the gas central heating boiler, partly tiled walls, radiator and uPVC window.

Bedroom Two

12' 7" into alcove x 11' 11" (3.84m into alcove x 3.63m)
This excellent sized double bedroom has a radiator, uPVC window and a built-in double wardrobe.

Outside Front

To the front of the property there is small garden area with gated access to the front entrance door.

Rear

The rear garden is an excellent feature to this property and is laid mainly to lawn providing an excellent space for children and outside dining. There is a useful outbuilding and outside water supply.

Agents Note

We are advised there is a pedestrian access across to the rear of the property for access to a neighbour's property. Further details upon request.



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Smith Street, New Balderton NEWARK

- Well-presented two doubled bedroom mature terraced house
- Rear garden and outbuilding
- Ensuite Bathroom
- Ground floor WC
- Gas central heating & uPVC double glazing

Tenure: Freehold EPC Rating: D

guide price

£115,000-£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK101103 - 0009

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