

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



35 Nelson Road
New Balderton, Newark, NG24 3EL

£239,950



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A two bedroomed detached bungalow situated on a corner plot. The bungalow benefits from a gas fired central heating system, solar panels and UPVC double glazing. The well presented accommodation briefly comprises entrance porch, lounge, fitted kitchen, two bedrooms and a bathroom. In addition the property benefits from gardens to the front and rear, off street parking and a single garage. The bungalow is offered with No Upward Chain.

Entrance Porch

5'2" into cupboard x 4'6" (1.57m into cupboard x 1.37m)

Door giving access to the entrance porch. Cloak hanging cupboard housing the electric fuse board. Door to :-

Lounge

15'8" x 14'3" (4.78m x 4.34m)

Window to the front elevation. Radiator. Stone fire surround inset with coal effect fire and extending to form shelving to both sides. Doors off to:-

Kitchen

12'5" x 7'10" (3.78m' x 2.39m)

Fitted with a range of wall, drawer and base units surmounted by a working surface and inset with a stainless steel sink and drainer. Free standing cooker. Space and plumbing for a washing machine. Space for under counter fridge. Wall mounted boiler serving the gas fired central heating system. Ceramic tiled flooring. Window to the rear elevation. Door to the rear garden.





Inner Hallway

Doors off to the bedrooms and bathroom. Laminate flooring.

Bedroom One

12'6" x 10'00" (3.81m x 3.05m)

Window to front elevation. Radiator. Range of wardrobes.

Bedroom Two

11'3" x 8'4" (3.43m x 2.54m)

Window to the rear elevation. Radiator. Wash hand basin. Laminate flooring.

Bathroom

7'3" x 5'0" (2.21m x 1.52m)

Fitted with a white suite comprising walk in shower cubicle, low suite WC and pedestal wash hand basin. Wall mounted towel radiator. Ceramic tiled flooring. Window to the rear elevation.

Garden

Situated on a corner plot with gravelled garden to the front, double wooded gates open to the tarmac driveway leading to the rear and a single garage. The rear garden has been designed for easy maintenance and is laid with gravel. Outside water tap.

Garage

Single garage with up and over door.

Local Authority

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

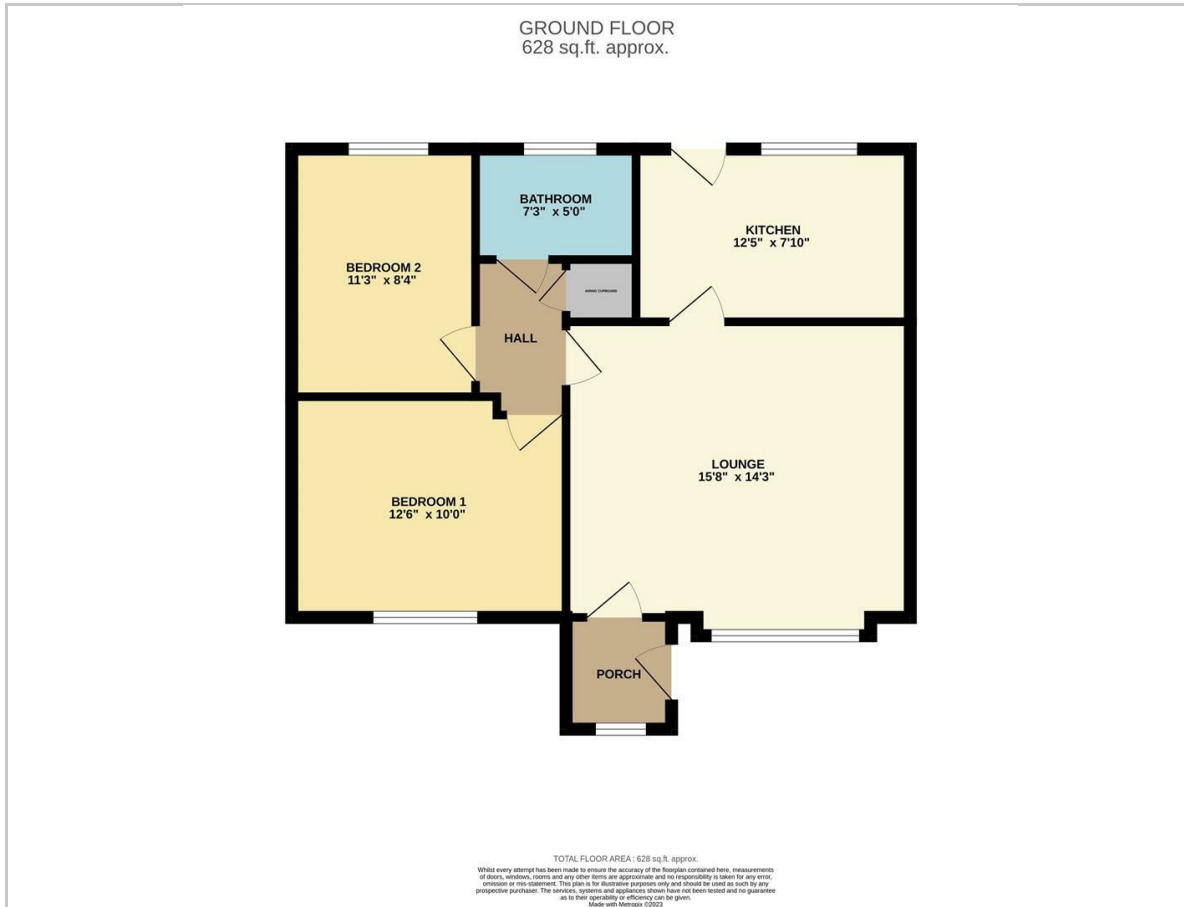
Tenure

Freehold with vacant possession.

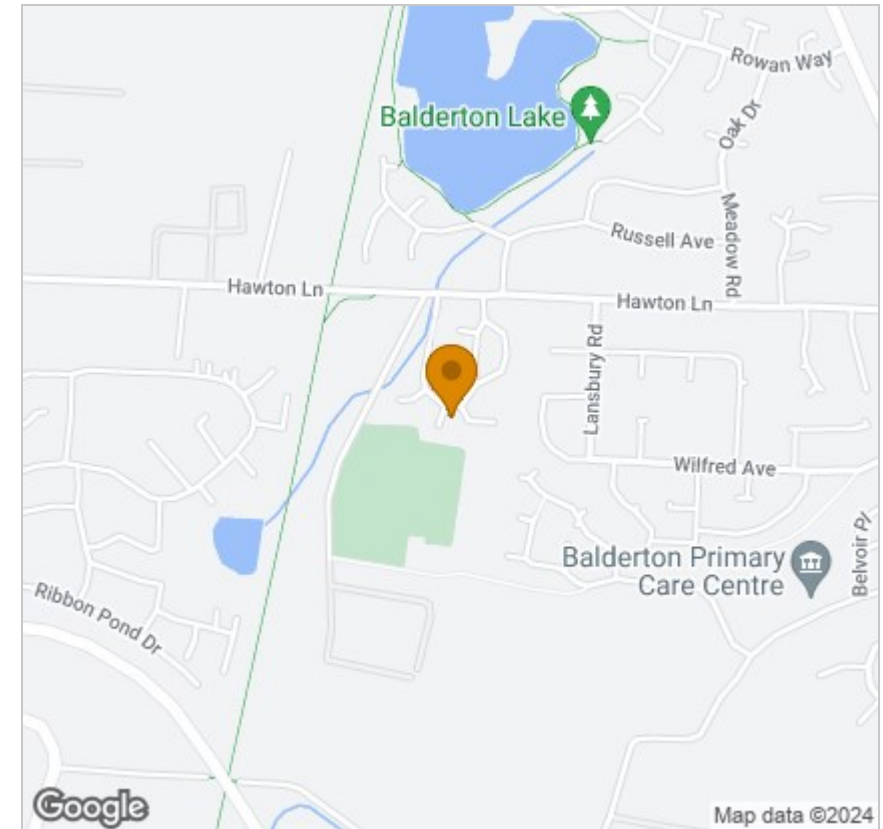
Viewing Information

By appointment with the agents office.

Floor Plan



Area Map

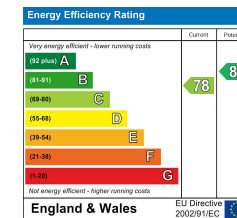


Viewing

Please contact our Alasdair Morrison Newark Office on 01636 700888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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