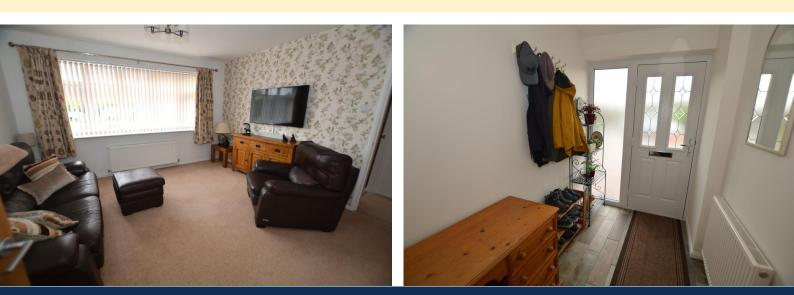




2 Coleridge Road Balderton, Newark , NG24 3QS

£315,000

An immaculately maintained two bedroomed detached bungalow, thoughtfully extended and refurbished in 2016 to create a spacious single storey home. Refurbishments included new windows throughout and new gas fired central heating system. Having ample off road parking to the front with further secure parking behind timber gates. The property is located in a popular residential area of Balderton close to local amenities. Must be viewed to appreciate the accommodation the bungalow offers.



Coleridge Road, Balderton, Newark, NG24 3QS





SERVICES All mains services available. Gas central heating.

EPC RATING - to follow.

COUNCIL TAX BAND-C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools. A range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark town centre is approximately 2 miles away which offers further shops and leisure facilities and excellent transport links.

ENTRANCE HALL

A spacious entrance hall with cloak hanging space. Radiator. Ceramic tiled flooring.

UTILTY ROOM 9' 0" x 5' 4" (2.74m x 1.63m)

Having door opening to the side elevation. Full height cupboard housing the electricity fuse board. Working surface with under counter space and plumbing for a washing machine, space and venting for a tumble dryer. Wall storage cupboard. Ceramic tiled flooring.

CLOAKROOM 5' 4" x 2' 9" (1.63m x 0.84m)

Fitted with a white suite comprising low suite WC, wash hand basin set with a vanity unit. Radiator. Window to the rear elevation.

KITCHEN AREA 9' 10 " x 9' 7" (3m x 2.92m)

Fitted with a range of wall and base units surmounted by a working surface and inset with a composite one and a half sink and drainer. Integrated appliances include Neff double oven, microwave, hob with extractor over, under counter freezer, under counter fridge and dishwasher. The kitchen area opens to:-

SUN LOUNGE 16 ' 4 max" x 15 ' 13" max (4.98m x 4.9m)

A superb extension creating a second reception area with double doors opening to the rear garden. Windows to three elevations.

LOUNGE 13' 1" x 12' 4" (3.99m x 3.76m) Large window to the front elevation. Radiator.

INNER HALLWAY Doors off to:-

BEDROOM ONE 11' 5 " x 10' 10" (3.48m x 3.3m) Window to the front elevation. Radiator.

BEDROOM TWO 10' 7" x 8' 2" (3.23m x 2.49m) Window to the rear elevation. Radiator.

BATHROOM 12' 8" x 6' 00" (3.86m x 1.83m)

Fitted with a white suite comprising panelled bath with mixer shower tap over, wash hand basin and shower cubicle. Window to the side elevation. Two heated towel radiators. Cupboard off housing the hot water cylinder.

GARDEN

Having a block paved driveway to the front elevation offering ample off road parking, double opening timber gates gives access to a further block paved secure parking area. The rear garden is mainly laid to lawn with planted boarders containing a variety of mature plants, shrubs and trees.





WEBSITE

Our detaile d web site show sall our available properties and a loo gives extensive information on all aspects of moving home, local area information and helpful information for buyers and seller s. This can be found at mun dys.net

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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in add Ition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase. NOTE

None of the services or equipment have been checked or tested.
All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a gene ral out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property. 1.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other deta its should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified. 2.

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Ground Floor



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