



**83a Milton Street, Balderton,  
Newark, NG24 3AP**

**£265,000**

Offered with "No Upward Chain" an opportunity to purchase an individually designed bungalow set back from Milton Street on a triangular plot. The bungalow offers two reception rooms, two bedrooms, ensuite and family bathroom, dressing room and fitted kitchen. Benefitting from gas fired central heating and UPVC windows. The property offers potential to extend (subject to planning).





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

The bungalow is situated off London Road Balderton where Milton Street adjoins Shakespeare Street. Balderton centre is approximately 0.5 mile distant and Newark town centre is approximately 1 mile to the North. Both Balderton and Newark have a range of High Street supermarkets and independent shops and offer a range of public houses and eateries. Excellent commuter links to the A1, East Coast railway line to London King Cross (75 mins), East Midlands railway line which gives links to Newark and Lincoln stations.





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**ENTRANCE HALL** 8' 10" x 8' 3" (2.70m x 2.54 m) Front entrance porch and doors off to:-

**KITCHEN** 10' 10" x 10' 4" (3.32m x 3.16m) Fitted with a range of wall and base units surmounted by a working surface and inset with a stainless steel sink and drainer. Integrated Neff induction hob with extractor fan above. Bosch double oven, a washing machine and dishwasher which are included. Window to the front elevation and door to the side.



**LIVING ROOM** 15' 10" x 11' 5" (4.85m x 3.48m) Window to the rear elevation, stone fire surround with an inset living flame gas fire, radiator and an archway opening to:-

**DINING ROOM** 11' 5" x 7' 11" (3.48m x 2.42m) Window to the rear elevation and a radiator.

**BEDROOM ONE** 14' 7" x 12' 0" (4.46m x 3.66m) Window to the front elevation, radiator and a door opening to:-

**EN-SUITE** 11' 10" x 7' 10" (3.62m x 2.39m) Fitted with a white suite comprising shower cubicle, pedestal wash hand basin and low suite WC.



**DRESSING ROOM** 9' 4" x 7' 8" (3.01m x 2.43m) Window to the front elevation.

**BEDROOM TWO** 14' 8" x 9' 11" (4.58m x 3.03m) Window to the rear elevation, radiator and wardrobe.

**BATHROOM** 8' 9" x 7' 4" (2.67m x 2.25m) Fitted with a white suite comprising a panelled bath with an electric shower over, wash hand basin and low level WC. Radiator and two windows to the front elevation.

**GARAGE** Of brick construction with up and over door. Wall mounted boiler serving the gas fired central heating system.

**WORKSHOP** Brick built workshop.



**GARDEN** The property occupies a triangular plot and offers ample off road parking to the front elevation. To the rear the garden is landscaped with low maintenance in mind.





**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**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**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

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:

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

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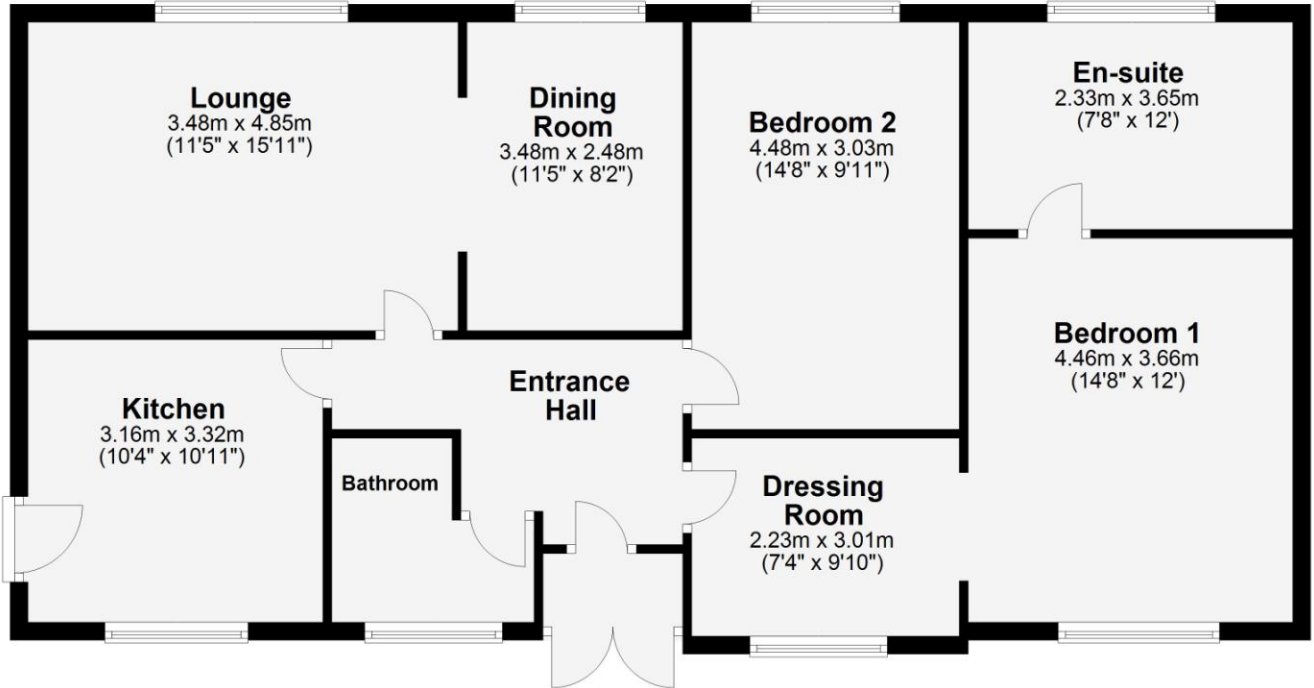




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## Ground Floor

Approx. 97.4 sq. metres (1048.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

The marketing plans shown are for guidance only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.