



Coronation Street, Balderton, Newark

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 OLIVER REILLY



Coronation Street, Balderton, Newark

Asking Price: £130,000



LOUNGE: 13'4 x 13'0 (4.06m x 3.96m)

Accessed via a uPVC front entrance door. An excellent sized reception room. Providing laminate flooring, a ceiling rose with light fitting, single panel radiator and a central feature fireplace. Housing an inset (non-working) gas fire, with a raised marble-effect hearth and decorative surround. uPVC double glazed window to the front elevation. An open archway leads to the inner hall.

INNER HALL: 3'3 x 2'8 (0.99m x 0.81m)

With laminate flooring, carpeted stairs rising to the first floor. Access to the high-level electrical RCD consumer unit, via a fitted cupboard. Access into the dining kitchen.

KITCHEN/DINER: 13'1 x 10'10 (3.99m x 3.30m)

With tiled flooring. The fitted kitchen hosts a range of fitted wall and base units with light laminate roll-top work surfaces over and blue tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap, filter tap and drainer. Integrated electric 'HOTPOINT' oven with four ring induction hob over and extractor hood above. Under counter provision for a fridge and separate freezer. Plumbing for a dishwasher. Single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation. Sufficient space for a large dining table. Access down to the cellar and into the rear lobby.

REAR LOBBY: 7'8 x 2'8 (2.34m x 0.81m)

With tiled flooring, a ceiling light fitting and a painted obscure uPVC double glazed side access door, leading into the garden. Internal access into the ground floor W.C/utility.

GROUND FLOOR W.C/UTILITY: 7'6 x 4'7 (2.29m x 1.40m)

With vinyl flooring. Providing a low-level W.C and a pedestal wash hand basin with chrome mixer tap. Plumbing/ provision for a freestanding washing machine/ tumble dryer. Ceiling light fitting, chrome heated towel rail and a uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 2'9 x 2'7 (0.84m x 0.79m)

With carpeted flooring and a ceiling light fitting. Access into both bedrooms.

MASTER BEDROOM: 13'1 x 13'1 (3.99m x 3.99m)

A generous DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting and a single panel radiator. uPVC double glazed window to the front elevation. Open access into the upper hallway.

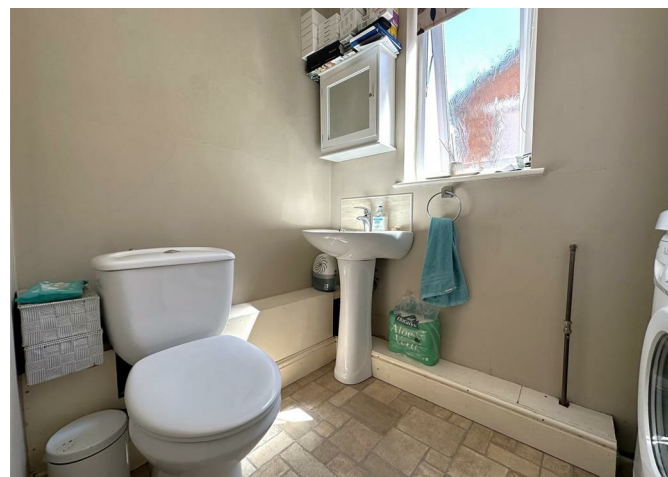
UPPER HALL: 4'2 x 2'7 (1.27m x 0.79m)

With carpeted flooring, a wall light fitting, fitted shelving and access into the Jack & Jill bathroom.

- SPACIOUS TERRACE HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- GROUND FLOOR W.C/ UTILITY
- FIRST FLOOR JACK & JILL BATHROOM
- LOW-MAINTENANCE SOUTH FACING GARDEN
- TWO WELL-PROPORTIONED BEDROOMS
- LOUNGE & DINING KITCHEN
- USEFUL CELLAR STORE ROOM
- DETACHED OUTBUILDINGS
- Tenure: Freehold EPC 'E'

ONE FOR NEW HOMEOWNERS...!!

We are pleased to present this deceptively spacious two bedroom terrace home. Perfectly positioned close to a wide array of excellent on-hand amenities, popular local schools and useful transport links. Including ease of access onto the A1,A46 and to Newark Town Centre. This highly regarded home has a well-appointed internal layout comprising: Lounge, inner hall, spacious dining kitchen with access down to a large cellar store room, a rear lobby and a useful utility/ ground floor W.C. The first floor hosts two EXCELLENT SIZED BEDROOMS and a JACK & JILL modern bathroom. Externally, the property enjoys a lovely low-maintenance SOUTH-FACING garden, with access into two detached brick outbuildings/ store rooms. Please note, there is shared access over the properties garden from one neighbouring home. Further benefits of this PICTURE-PERFECT first time buyers delight!... Include uPVC double glazing throughout and gas fired central heating. STEP INSIDE... and make your own mark!





JACK & JILL BATHROOM:

11'1 x 6'4 (3.38m x 1.93m)

Of modern design. Providing vinyl flooring, a P-shaped bath with chrome taps, electric shower facility, floor to ceiling wall tiling and a curved clear-glass shower screen. Low-level W.C and a ceramic wash hand basin with chrome taps and partial wall tiled splash backs. Inset to a fitted vanity storage unit. Chrome heated towel rail, shaver point, recessed ceiling light fittings and an extractor fan. Obscure uPVC double glazed window to the rear elevation. Access into the second bedroom.

BEDROOM TWO:

10'10 x 9'8 (3.30m x 2.95m)

A well-appointed bedroom. Providing carpeted flooring, a ceiling rose with light fitting, single panel radiator and a fitted airing cupboard housing the 'GLOWWORM' gas boiler. uPVC double glazed window to the rear elevation. Max measurements provided.

CELLAR STORE ROOM:

13'1 x 10'5 (3.99m x 3.18m)

Providing excellent storage space. With a ceiling strip light, access to the gas meter.

OUTBUILDING 1:

7'1 x 6'10 (2.16m x 2.08m)

Of brick built construction with a pitched tiled roof. Providing power, lighting and a uPVC double glazed window to the side elevation.

OUTBUILDING/ STORE 2:

6'10 x 3'1 (2.08m x 0.94m)

Of brick built construction. Providing sufficient external storage space.

EXTERNALLY:

The front aspect provides a concrete pathway, leading to the front entrance door. The front garden is gravelled and of general low maintenance. A shared right sided passageway leads down to the side access gate. Opening into the well-appointed and low-maintenance SOUTH FACING garden. Extensively paved with a beautifully landscaped garden area at the bottom. Providing a variety of plants and shrubs. The rear garden is enclosed via a low-level wrought-iron gate. There is access into both outbuildings. PLEASE NOTE: There is shared access across the properties garden, from one neighbouring home. There is an outside tap, external light, fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 958 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'E' (54)

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Viewing Arrangements:

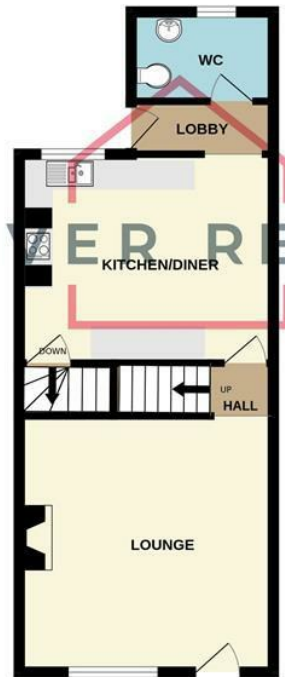
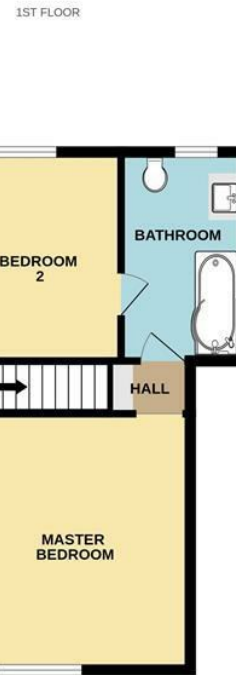
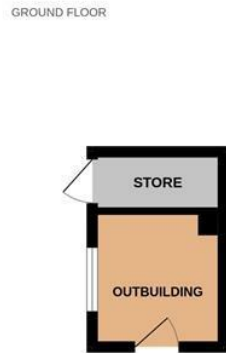
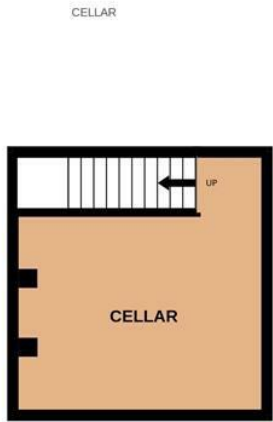
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Draft Details-Awaiting Approval:

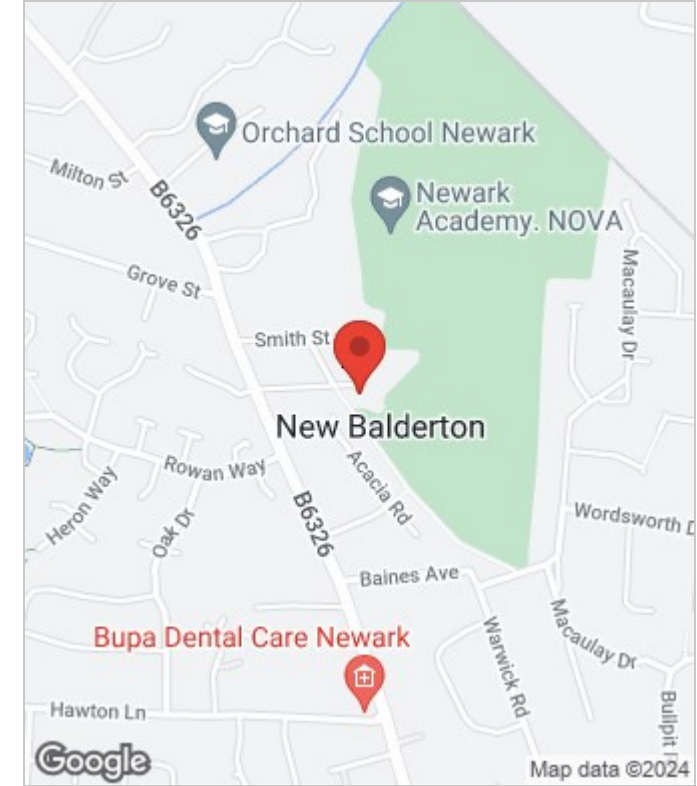
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC