



Smith Street, Balderton, Newark

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OLIVER REILLY







# Smith Street, Balderton, Newark

Offers in excess of £140,000



**LOUNGE:** 122 x 11'9 (3.71m x 3.58m)

Accessed via a secure uPVC front entrance door. This generous reception room provides carpeted flooring, a ceiling, light fitting, double panel, radiator, and a uPVC double glazed window to the front elevation. Access into the spacious dining kitchen.

**SPACIOUS DINING KITCHEN:** 15'3 x 11'9 (4.65m x 3.58m)

A well-appointed space. Providing would- effect laminate flooring. The stylish contemporary kitchen house, a vast range of complementary white high-gloss wall and base units with laminate roll-top work-surfaces over and partial wall tiled splash backs. Inset 1.5 bowl, stainless steel sink with mixer tap and drainer. Integrated 'LOGIC' oven with four ring electric hob over, stainless steel splash back and extractor hood above. Under-counter, plumbing/provision for a washing machine. Provision for a freestanding fridge/freezer. Sufficient space for a large dining table. Carpeted stairs with an open spindle, balustrade and handrail rise to the first floor with under stairs storage cupboard below. Double panel, radiator, smoke alarm, and two ceiling, light fittings. uPVC double glazed window to the side elevation. An internal wooden painted door opens into the side lobby/utility.

**REAR LOBBY/ UTILITY AREA:** 9'3 x 3'1 (2.82m x 0.94m)

Providing laminate flooring, ceiling, light fitting and access to the electrical RCD consumer unit. A uPVC rear access door leads into the enclosed garden.

**FIRST FLOOR LANDING:** 8'11 x 3'6 (2.72m x 1.07m)

With carpeted flooring, an open spindle balustrade with handrail, two ceiling light fittings, a loft hatch access point. Giving access into the bathroom and both bedrooms.

**MASTER BEDROOM:** 12'4 x 11'9 (3.76m x 3.58m)

A generous dual-aspect double bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, a double panel radiator, and a uPVC double glazed window to the front and side elevation.

**BEDROOM TWO:** 10'10 x 7'9 (3.30m x 2.36m)

Providing laminate flooring, a ceiling light fitting, double panel radiator, and two uPVC double glazed windows to the side elevation. Max measurements provided.

- SPACIOUS END TERRACE HOME
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- FIRST FLOOR BATHROOM
- EXCELLENT PRESENTATION THROUGHOUT
- Gas Central Heating & uPVC Double Glazing
- TWO BEDROOMS
- LOUNGE & SPACIOUS DINING KITCHEN
- LOW-MAINTENANCE ENCLOSED GARDEN
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

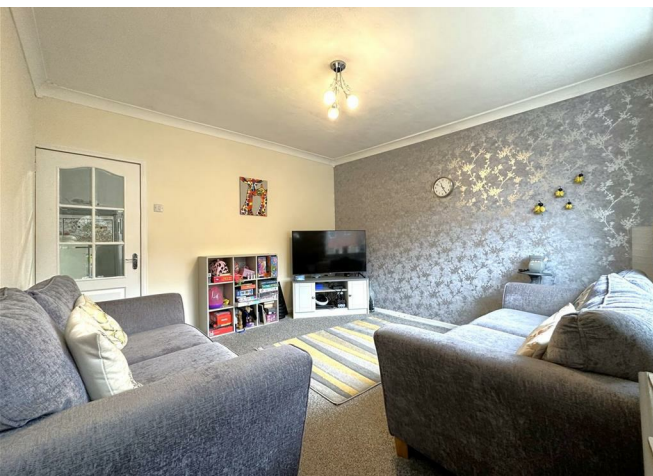
## A PLACE TO CALL HOME..!

Cleverly combining a deceptive character-style exterior, with a tasteful contemporary design. Stands a lovely two bedroom end terrace home. Pleasantly positioned within a renowned residential location, within Balderton. Surrounded by a vast array of excellent local amenities, transport links, directly onto the A1/ A46 and within walking distance to a variety of both Primary and Secondary Schools. This wonderfully WARM & WELCOMING HOME has been presented to an excellent standard. STEP INSIDE AND SEE FOR YOURSELF..!

The lovely internal accommodation comprises: Lounge, spacious and stylish dining kitchen, a rear lobby/ utility area. The first floor landing provides a three-piece bathroom and TWO WELL-APPOINTED BEDROOMS.

Externally, the property is enhanced by a manageable and fully enclosed low-maintenance garden.

Further benefits of this attractive residence include uPVC double glazing throughout and gas-fired central heating, via a combination boiler. This terrific terrace home, really is a HOME TO BE PROUD OF! Internal viewings are ESSENTIAL, in order to gain a full sense of appreciation for the excellent presentation and desirable location!







### FIRST FLOOR BATHROOM;

7'9 x 4'6 (2.36m x 1.37m)

Of modern design. Providing tile effect flooring. A panelled bath with chrome taps, electric shower facility and provision for a shower curtain. A low-level W.C with integrated push-button flush and a pedestal wash hand basin with chrome taps. Floor to ceiling white wall tiling. Ceiling light fitting, extractor fan and obscure uPVC double glazed window to the side elevation.

### EXTERNALLY:

The front aspect is greeted via a wrought iron low level access gate, opening onto a block paved frontage which in-turn leads to the front entrance door with external wall light. Access to the concealed electricity meter box. Medium height walled, front and side boundaries. The side/rear garden is fully enclosed, predominantly laid to lawn with a lovely paved seating area and provision for a garden shed. A paved pathway with gravel borders leads to a secure, timber rear access gate opening onto Grove View Road. Providing fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS across the properties garden.

### 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: 673 Square Ft.

Measurements are approximate and for guidance only.

### Local Authority:

Newark & Sherwood District Council.

### Council Tax: Band 'A'

### Tenure: Freehold. Sold with vacant possession.

### EPC: Energy Performance Rating: 'D' (65)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### 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.

### 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.

### 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.

### 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.





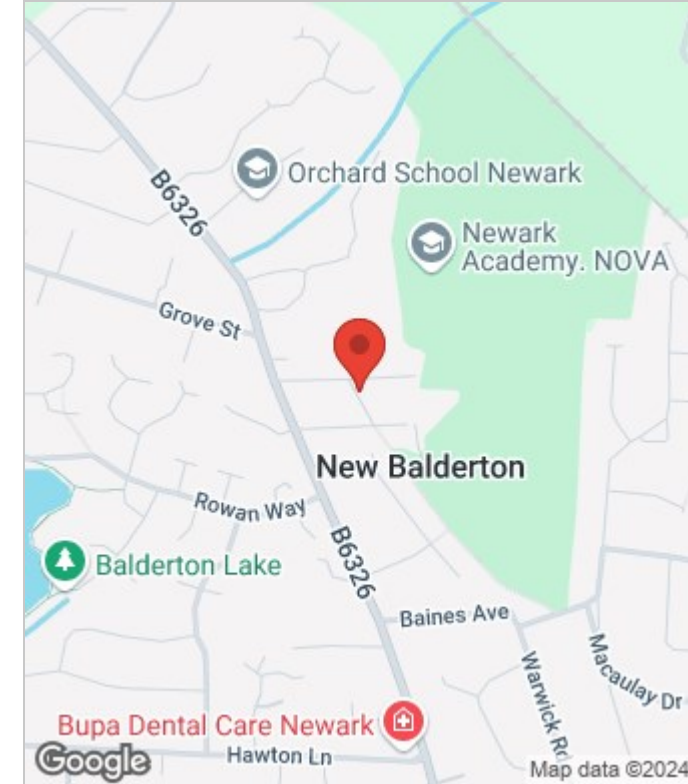




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

