



**9 Shakespeare Street, New Balderton,
Newark, Nottinghamshire, NG24 3AN**

£185,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented, traditional three bedroom semi-detached property situated in a sought after location. Benefiting from a generous, south facing garden, off road parking, detached single garage and brick-built outbuilding offering home office potential. The property also has UPVC double glazing throughout.

With living accommodation arranged over two floors comprising, entrance hall, lounge, kitchen and a family bathroom. The first floor landing leads to two double bedrooms and a further single bedroom. There is a private driveway and side access to the rear garden.

The property is situated on just off London Road in Balderton, close to local amenities which include a Tesco Express store, Lidl and Sainsbury's supermarket, three pubs, medical centre, two primary schools and a secondary school. There are nearby access points to the A1 and A46 dual carriageways. Newark, Nottingham and Lincoln are within commuting distance. Fast trains are available from Newark Northgate Station to London King's Cross with a journey time of approximately 1 hour 15 minutes.

Newark has become an increasingly popular place to live. Undoubtedly the Georgian Market Square, the 12th Century castle and the wonderful riverside areas with a variety of restaurants are attractive parts of the town, both for locals and for tourists.

The property is traditionally built with brick elevations under a slate roof covering.

The following accommodation is provided:

GROUND FLOOR

UPVC double glazed entrance door leads into:

ENTRANCE HALL

With electric heater and staircase to first floor.

LOUNGE

13'8 x 11'11 plus bay window (4.17m x 3.63m plus bay window)



With UPVC double glazed bay window to the front elevation, electric fire with timber surround, laminate flooring and electric heater.

KITCHEN DINER

12' x 9'6 (3.66m x 2.90m)



With fitted kitchen comprising base units and drawers with work surfaces, tiled splashbacks and matching wall units. Stainless steel one and half bowl sink and drainer, space for a freestanding oven, washing machine and fridge freezer.

Vinyl flooring. UPVC double glazed window to the rear elevation and back door to the garden. Under stairs cupboard with window to the side elevation.



BATHROOM

9'6 x 4'4 max (2.90m x 1.32m max)



With low suite WC, pedestal wash hand basin, panelled bath with shower over and tiled surround and shower curtain. Built in airing cupboard with immersion heater. Obscure UPVC double glazed window to the rear elevation, vinyl flooring and extractor fan.

FIRST FLOOR

LANDING

With obscure UPVC double glazed window to the side elevation and loft hatch.

BEDROOM ONE

12'7 x 9'plus chimney recess (3.84m x 2.74mplus chimney recess)



With UPVC double glazed window to the front elevation, built in storage cupboard and two built in wardrobes to the chimney recesses, electric heater and carpet flooring.



BEDROOM TWO

9'11 x 9'7 (3.02m x 2.92m)



With UPVC double glazed window to the rear elevation, electric heater and carpet flooring.

BEDROOM THREE

9'6 x 6'8 (2.90m x 2.03m)



With UPVC double glazed window to the rear elevation, electric heater and carpet flooring.

OUTSIDE



The property stands well with a concrete driveway extending to the front and side providing off road parking for several vehicles, with a low maintenance lawned front garden with fenced boundaries. To the rear the property benefits from a south facing lawned garden complete with its own established apple tree. There is also concrete hard standing and a paved path to the rear of the garden with fenced and walled boundaries.

BRICK OUTBUILDING



Constructed of brick elevations under a flat roof covering, this useful outbuilding provides external storage and potential for a home office space.

DETACHED SINGLE GARAGE



Of sectional concrete construction, with up and over door.

SERVICES

Mains water, electricity, and drainage are all connected to the property.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

POSSESSION

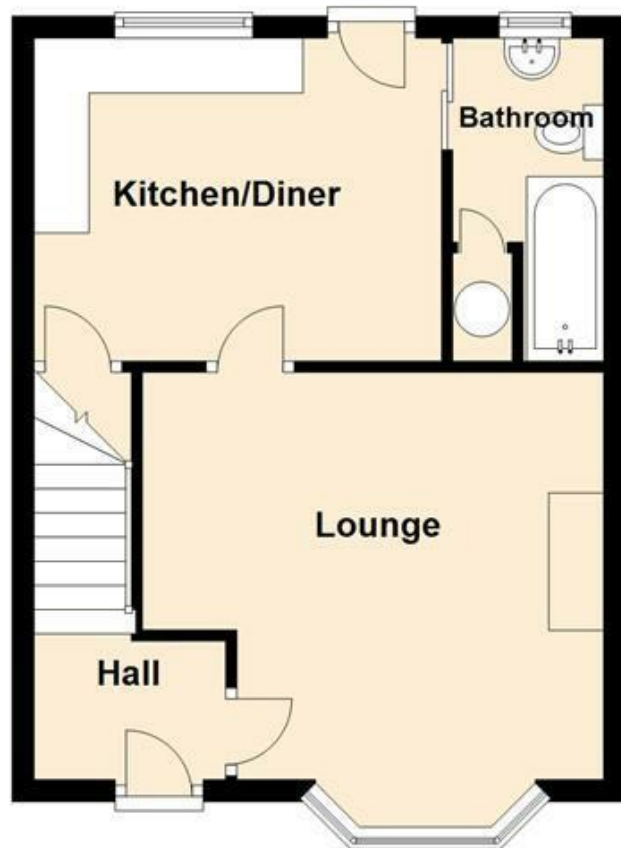
Vacant possession will be given on completion.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band B.

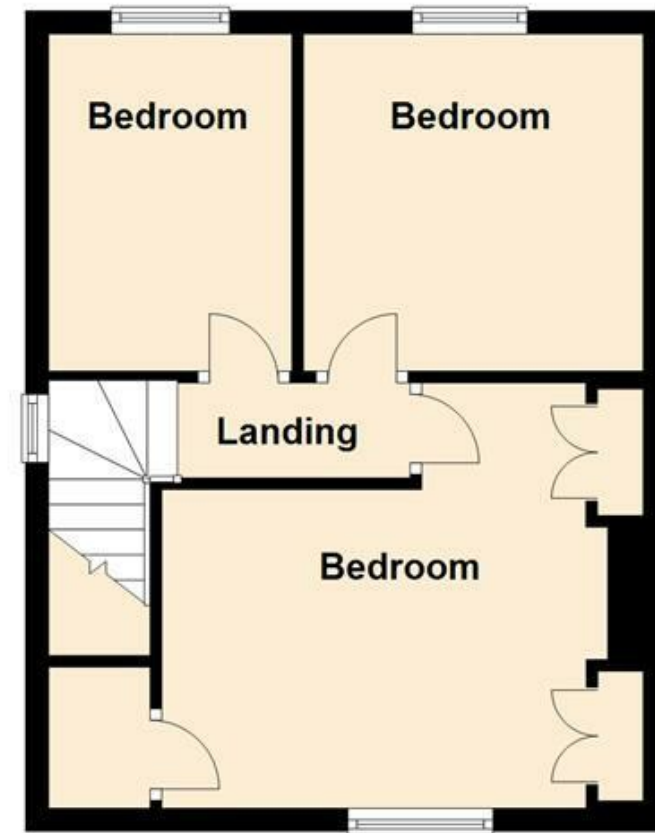
Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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