



**154 Main Street, Balderton, Newark, NG24
3PA**

£100,000
Tel: 01636 611811

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

A new build one bedroomed semi-detached house, completed and available with immediate vacant possession. This competitively priced property is complete with floor finishes, fitted carpets and appliances. There is a highly efficient new electric boiler central heating system with panelled radiators. The property forms part of a small development of just five properties with ample parking space. The landscaped setting features parkland fencing, grassed and hard landscaped areas with tree planting. A unique development conveniently located on the outskirts of Balderton village.

The accommodation provides an entrance hall, open plan living kitchen with recess utility area, first floor landing, good double sized bedroom with walk in cupboard and en-suite.

The property has an efficient energy rating and offers exceptionally good value for a first time purchaser or investor.

Main Street, Balderton is a well established area with residential property in the immediate vicinity. Within a short walking distance are the excellent range of local amenities including a good primary school, local shops, supermarkets, a modern medical/doctor's centre and bus services to Newark town centre.

Balderton is conveniently situated with access to the A1 and A46 trunk roads. There are mainline trains from Newark Northgate to London and Edinburgh. Trains from Castle Gate station provide regular services to Nottingham and Lincoln.

The property is constructed with cavity wall elevations under a tiled roof and the following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL

Front entrance door, vinyl finish floor, radiator and room thermostat.

LIVING KITCHEN

15'11 x 9'3 (4.85m x 2.82m)



The living room providing good space, a radiator and front window. The fitted kitchen area comprises wall cupboards, base units, working surfaces incorporating a stainless steel one and a half sink unit and drainer. Integrated electric hob, oven and hood.



UTILITY RECESS

7'1 x 2'9 (2.16m x 0.84m)

Strom electric boiler providing hot water and central heating system. Plumbing for a washing machine.

FIRST FLOOR

STAIRCASE

Fitted carpet.

LANDING

Fitted carpet.

BEDROOM

11'9 x 9'3 (3.58m x 2.82m)



Walk in cupboard, hatch to the roof space, radiator, fitted carpet.

EN-SUITE



4' wide shower with glass screen, tiled surround and chrome towel fitting. Basin and low suite WC. Extractor fan and LED lighting.

OUTSIDE



The communal landscaped areas have iron parkland fencing, a grassed embankment and planted trees. There is a tarmac driveway and ample parking space.



maintenance costs relating to the common areas, estimated at £200 per annum.

POSSESSION

Vacant possession will be given on completion.

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.

VIEWING

Strictly by appointment with the selling agents.

NOTE

A Highways foot path is to be constructed linking the site to an existing roadside foot path into Balderton village.

BUILDING WARRANTY

There is a 10 year Avant building warranty.

SERVICES

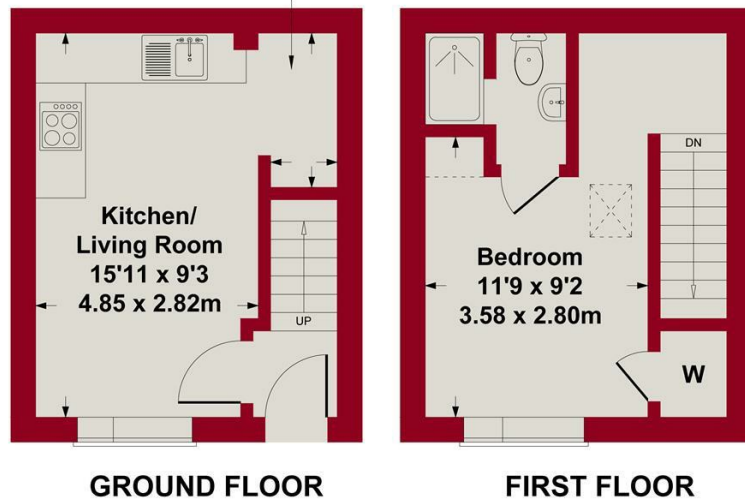
Mains water, electricity, and drainage are all connected to the property.

TENURE

The property is freehold. There shall be a 1/5th share of

**Approximate Gross Internal Area
355 sq ft - 33 sq m**

**Utility
7'1 x 2'9
2.16 x 0.84m**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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