



34 Smith Street, New Balderton, Newark,
NG24 3BA

Offers In Region Of £135,000

Tel: 01636 611811

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

The accommodation provides on the ground floor, front entrance door, sitting room, inner lobby with staircase, dining room with cupboard under the stairs, kitchen with hob, oven and hood. The first floor provides a landing, bedroom one, inner landing, bathroom, bedroom two (with connecting doors through) and bedroom three. The property has a front forecourt and a secure side gate. The south facing rear garden is surrounded by 2m height fencing.

Smith Street is situated off London Road approximately 1.5 miles from Newark town centre. The location is convenient for local shops, supermarkets, bus services and schools. The property is also close to the facilities at Coronation Park with excellent bowls, cricket, football facilities, changing rooms and a children's play park. Amenities in Balderton also include a medical centre with doctors surgery. Close by are Balderton Lakes with walking trails connecting to the local historical path network. There are rail services from Newark Northgate railway station to London King's Cross with journey times of just over 75 minutes. Castle Gate railway station provides regular services to Lincoln and Nottingham.

This end terraced house is constructed with brick elevations under a slate roof.

The following accommodation is provided:

GROUND FLOOR

Front entrance door.

SITTING ROOM

12'6 x 11'11 (3.81m x 3.63m)



Fireplace with quarry tiled hearth and brick inset. Radiator.

INNER LOBBY

With staircase.

DINING ROOM

12' x 11'9 (3.66m x 3.58m)



Tiled floor, cupboard under the stairs. Radiator.

KITCHEN

10'3 x 5'10 (3.12m x 1.78m)



Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit and drainer. Cupboard with ideal gas fired central heating boiler. Integrated gas hob, electric oven and stainless steel hood. Radiator. Tiled floor and rear entrance door.

FIRST FLOOR

LANDING

BEDROOM ONE

12'7 x 12'3 (3.84m x 3.73m)



Original hob type fireplace, hatch to the roof space. Radiator.

INNER LANDING

BATHROOM

7'9 x 8' (2.36m x 2.44m)



(Measured into the bath recess)

With suite comprising bath with electric shower over, tiled splashback surround, basin and low suite WC.

BEDROOM TWO

11'11 x 7'1 (3.63m x 2.16m)



Connecting doors from the inner landing through this bedroom to bedroom three. Radiator.

BEDROOM THREE

9'8 x 5'1 (2.95m x 1.55m)



With radiator.

OUTSIDE



The property has a walled frontage and gravelled front forecourt. There is a secure side gate. Rear yard with concrete surface, lawned area and paved area. 2m approximate height fencing surrounds the south facing garden.



RIGHT OF WAY

There is a right of way for the owners and occupiers of numbers 36 and 38 to pass to and from Smith Street.

SERVICES

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

TENURE

The property is freehold.

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.

COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band A.

Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)

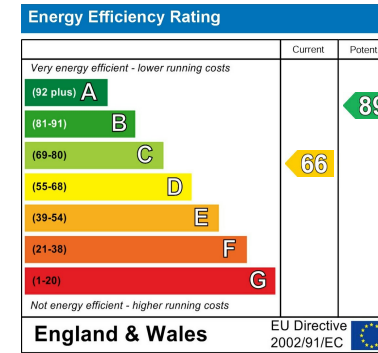


Total area: approx. 77.8 sq. metres (837.0 sq. feet)

First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)





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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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

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