



7 Stafford Avenue, New Balderton, Newark,
NG24 3DP

£159,950
Tel: 01636 611 811

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

Well located in a cul-de-sac on Stafford Avenue, this well-presented 3 bedroom mid-terrace house offers an ideal family home. With three well proportioned bedrooms and a modern shower room, this property is perfect for a first time family buyer, or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, measuring an impressive 17 ft. This generous space is perfect for family gatherings or relaxing evenings. The kitchen, accompanied by a utility room, provides ample room for food preparation and practical storage.

The first floor features three well-proportioned family sized bedrooms and the modern shower room is designed with contemporary fittings, ensuring convenience for all.

Outside, the property boasts a convenient and level tarmac drive at the front, allowing for side-by-side parking for two cars off road, a rare find in residential areas. The rear garden is enclosed, providing a safe space for children to play or for hosting summer barbecues. With a low-maintenance garden area, you can enjoy outdoor living without the burden of extensive upkeep.

This delightful home combines comfort and practicality, making it an excellent choice for families or anyone looking to settle in a friendly neighbourhood. Don't miss the opportunity to make this charming property your own.

Balderton is a well-connected location within commuting distance of Nottingham and Lincoln. The area supports strong rental demand, with key amenities including Newark Academy, shops included nearby, Post Office, pharmacy, medical centre, two primary schools and Newark Academy rated good on Ofsted with a leisure centre. The development offers access to lakeside walks and cycle routes, appealing to tenants seeking lifestyle convenience. Frequent bus services run to Newark, and fast trains from Newark Northgate reach London Kings Cross in approximately 75 minutes.

This mid terrace two storey house is constructed of brick elevations under a concrete interlocking roof. Cavity wall

insulation has been added. There are uPVC double glazed windows and the central heating system is gas fired. A new boiler was installed in 2023. The living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front entrance door, radiator, stairs off.

LIVING ROOM

17'10 x 11'10 (5.44m x 3.61m)



Double panelled radiator, uPVC double glazed window to the front and rear elevations, coved ceiling.



KITCHEN

9'9 x 7'8 (2.97m x 2.34m)
(plus 5' x 2'7)



UPVC windows to rear elevation, radiator. Fitted kitchen units comprise base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for a fridge.

UTILITY ROOM

7'6 x 7'7 (2.29m x 2.31m)
(plus entrance passage 8'10 x 2'7)

UPVC double glazed door to the front and rear elevations, uPVC double glazed front window, built in store cupboard. Fitted units include base cupboards with working surfaces over and eye level wall mounted cupboards. Gas point and space for a cooker. Laminate floor covering.

WC

With a modern white low suite WC and wash hand basin. Part tiled walls, extractor fan.

FIRST FLOOR

LANDING

UPVC double glazed window to rear elevation, cupboard housing Veissman gas combination central heating boiler which was installed in 2023.

BEDROOM ONE

10'1 x 10'4 (3.07m x 3.15m)
(plus 4'3 x 3'2)``



UPVC double glazed window to the front elevation, laminate floor covering, radiator. Fitted bedroom furniture including double wardrobe, two single wardrobes, dressing table and built in shelving.

BEDROOM TWO

10'2 x 7'11 (3.10m x 2.41m)
(plus 3'11 x 2'8 - measurements taken to wardrobe fronts)



UPVC double glazed window to front elevation, radiator, laminate floor covering. Range of fitted hand made wooden wardrobe and cupboards comprising five double wardrobes with cupboards over.

BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)



UPVC double glazed window to rear elevation, radiator.

SHOWER ROOM

5'8 x 5' (1.73m x 1.52m)



Radiator, fully tiled walls, laminate floor covering. UPVC double glazed window to rear elevation. Modern suite comprising wash hand basin with mixer tap and a gloss finish vanity cupboard under, double shower enclosure with glass screen and doors, wall mounted Bristan Joy electric shower over. Fully tiled walls.

OUTSIDE



The property occupies a generous sized plot. To the front is a level tarmac driveway with block paving to the edges providing convenient parking for two cars side by

side. Privet fence to the frontage, timber garden shed. To the rear of the house is an enclosed garden laid with gravel and having concrete pathways. There is a paved patio terrace at the rear of the garden, timber garden shed, close boarded wooden fences are to the boundaries.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired and a new Veissman combination boiler was fitted in 2023.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

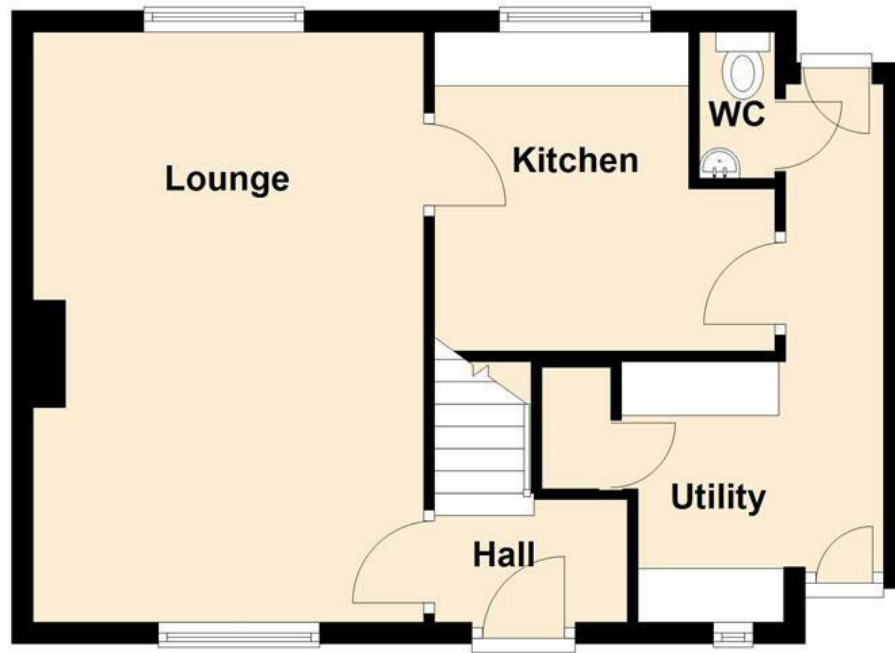
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A

Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



First Floor

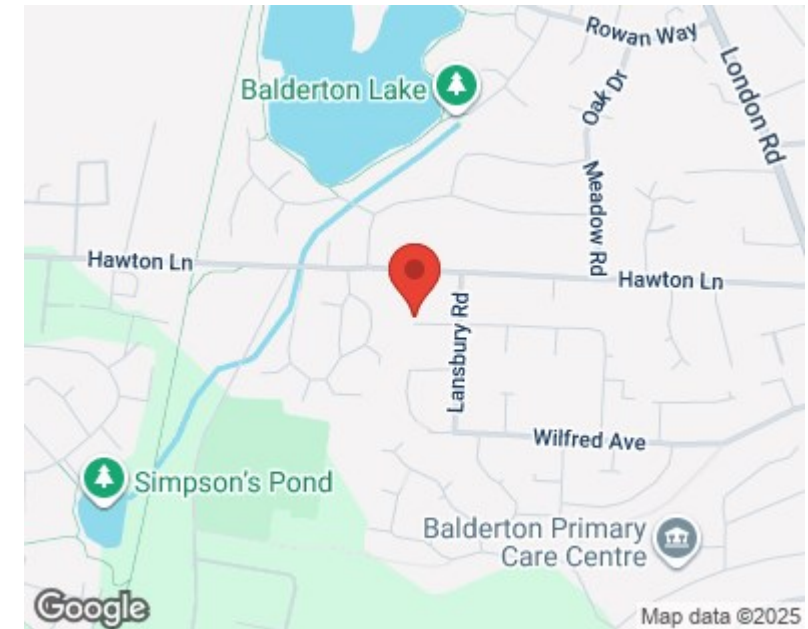
Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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



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