



10 Coleridge Road, Balderton, Newark,  
NG24 3QS

Reduced To £223,000

Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A well maintained semi-detached 3 bedroomed house with added utility room and downstairs WC. The property features a good sized garden, attached garage and ample off street parking space.

The location is convenient for local shops, supermarkets, a medical centre, primary and secondary schools. A very pleasant and well established residential area.

The accommodation provides on the ground floor, entrance hall, lounge, dining room, kitchen, utility room and separate WC. First floor provides a landing, 3 bedrooms and a bathroom. Central heating is gas fired and the property is double glazed throughout and alarm system fitted.

The property comes onto the market for the first time in over 50 years. The extensions were built in the 1980's. Replacement guttering's were fitted using uPVC at a similar period. Also, new soakers were installed recently and last year 2 new windows and a rear entrance door were installed. The garden is well maintained and very attractive. The property was substantially built by the Foster Brothers circa 1960 and this practical design remains popular with families to the present day. Recent certified electrical improvement works have been carried out to the property.

Coleridge Road is conveniently situated close to the old part of the village and the main street local facilities. There are 2 large supermarkets and regular bus services from Newark to Balderton. Access points to the A1 and A46 trunk roads are conveniently located. Newark On Trent offers an exceptionally good range of facilities, shops, retail parks and main line rail services. Journey times from Newark North Gate railway station to London Kings Cross in just over 75 minutes.

The following accommodation is provided:

#### **ENTRANCE HALL**

With uPVC front entrance door. Radiator.

#### **LOUNGE**

17'11 x 11'1 (5.46m x 3.38m)



Dual aspect with windows in the front and rear elevation, fitted gas fire, 2 radiators.

#### **DINING ROOM**

12'2 x 10'11 (3.71m x 3.33m)



Built in cupboard, fitted gas fire, pleasant aspect of the garden. Radiator.

#### **KITCHEN**

9'10 x 8'11 (3.00m x 2.72m)



Wall cupboards, base units, working surfaces incorporating a stainless steel single drainer sink unit. Free standing electric oven.

#### **UTILITY ROOM**

7'8 x 7'5 (2.34m x 2.26m)

Rear entrance door, fitted tall cupboard and pine panelled ceiling.

#### **SEPARATE WC**

With WC and electric tube heater.

#### **FIRST FLOOR**

#### **LANDING**

With hatch to the roof space. Cupboard containing gas fired central heating boiler.

### BEDROOM ONE

11'10 x 10'3 (3.61m x 3.12m)



(Excluding the door recess). Radiator.

### BEDROOM TWO

11'4 x 9' (3.45m x 2.74m)



A good sized double bedroom including fitted wardrobe and radiator.

### BEDROOM THREE

11' x 6'7 (3.35m x 2.01m)



Radiator.

### BATHROOM

8'5 x 6' (2.57m x 1.83m)



(Measured into the door recess). Peach coloured suite comprising bath with electric shower over, basin and low suite W.C. Chrome heated towel rail and fully tiled walls.

### OUTSIDE



The property stands on a frontage with a low brick wall and a driveway entrance. Good sized rear garden with lawn, concrete paths, yard area and patio. The pleasant garden contains a flowering Cherry tree and herbaceous borders.

### ATTACHED GARAGE

14'10 x 9'5 (4.52m x 2.87m)

With up and over door.

### SERVICES

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

### COUNCIL TAX

Band C with Newark & Sherwood District Council.

### 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.

### Ground Floor

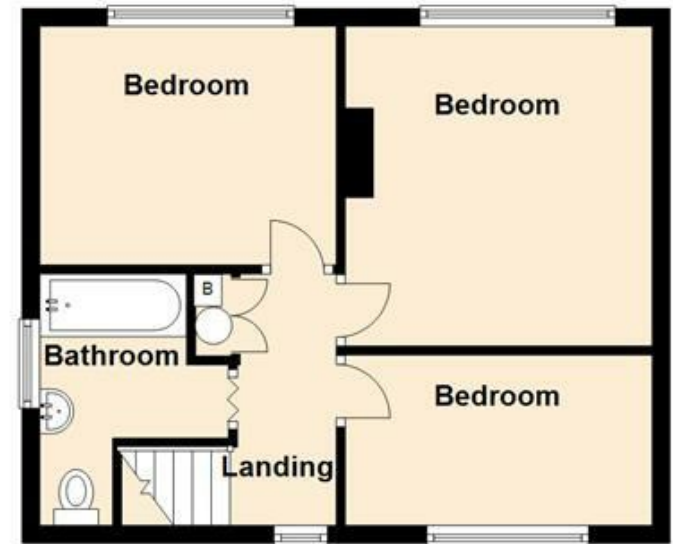
Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

### First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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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