



Wolfit Avenue, Balderton
Guide Price £90,000 to £95,000



Wolfit Avenue

Balderton, Newark

MARKETED WITH NO CHAIN Conveniently located within the catchment area for Chuter Ede Primary School, this first floor maisonette benefits from spacious accommodation throughout and enjoys communal gardens to the rear. The property is situated on a bus route and falls within easy access to a range of local amenities, the A1 and Newark town centre.

The property's accommodation comprises: entrance hallway, spacious lounge, separate dining room, kitchen with four ring gas hob and electric oven, two double bedrooms, shower room and a separate WC.

Externally, this maisonette has the benefit of an element of off street parking at the front of the building but this is on a first come, first served basis. There is a secure entry system to the communal staircase, and this home enjoys a useful external store as well as having the use of communal gardens. Other features of the property include gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Lease Details

Management Company - Newark & Sherwood District Council
Years Remaining on Lease - 125 Years, Approximately 88 years remain. Expiry Date - 31/07/2114 Current Ground Rent per annum - £40 Current Service Charge per annum - Approximately £500, includes buildings insurance

Entrance Hall

9' 8" x 6' 1" (2.95m x 1.85m)
maximum measurements

Lounge

13' 11" x 9' 8" (4.24m x 2.95m)

Dining Room

10' 1" x 9' 3" (3.07m x 2.82m)

Kitchen

9' 10" x 9' 3" (3.00m x 2.82m)

Bedroom One

13' 11" x 10' 3" (4.24m x 3.12m)

Bedroom Two

13' 10" x 8' 11" (4.22m x 2.72m)
maximum measurements

Shower Room

6' 1" x 5' 10" (1.85m x 1.78m)

Separate WC

5' 8" x 2' 11" (1.73m x 0.89m)

External Store

6' 11" x 5' 0" (2.11m x 1.52m)

Agent's Note

The property has a secure entry system to the communal staircase and access to the communal gardens.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 764 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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