

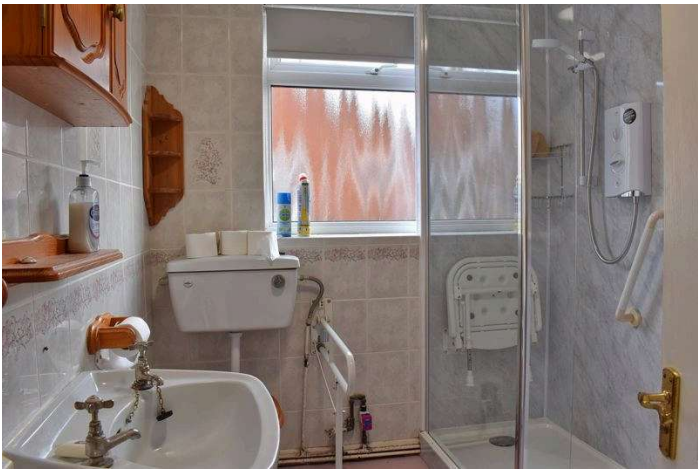
## Clement Avenue, Balderton NG24 3NT



A two bedroom semi detached bungalow situated in this sought after location. In addition to the two double bedrooms, the property has a well proportioned lounge, kitchen, shower room and timber conservatory to the rear. The property has off road parking and a garage, is predominantly double glazed and has gas central heating. The property would benefit from some cosmetic updating and is available for purchase with NO CHAIN.

**£180,000**







## Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Porch

This small porch has a door into the entrance hallway.

### Entrance Hallway

The hallway provides access to all rooms excluding the conservatory, and has a ceiling light point and a radiator. Access to the roof space is obtained from here.

### Lounge 11' 11" x 11' 6" (3.63m x 3.50m)

A nicely proportioned reception room with a large picture window to the front elevation, a ceiling light point and a radiator.

### Dining Kitchen 12' 0" x 11' 2" (3.65m x 3.40m)

Having dual aspect windows to the rear and side elevations, the window to the rear looks through into the conservatory. The kitchen is currently fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, a gas hob and an eye level oven. There is also a useful storage cupboard which houses the central heating boiler. The kitchen is of sufficient size to accommodate a small dining table and has a ceiling light point. A glazed door provides access to the conservatory.

### Timber Framed Conservatory 19' 5" x 7' 5" (5.91m x 2.26m)

The timber framed conservatory has full height glazed windows providing views across the garden, sliding doors lead out into the garden. The conservatory is equipped with power and lighting.

### Shower Room 7' 10" x 6' 2" (2.39m x 1.88m)

The shower room has an opaque window to the side elevation and is fitted with a double width walk-in shower cubicle with electric shower and mermaid board. There is also a pedestal wash hand basin and WC. The shower room has a ceiling light point and a radiator. The airing cupboard is located here.

### Bedroom One 12' 0" x 11' 8" (3.65m x 3.55m)

An excellent sized double bedroom with a window to the rear looking into the conservatory. The bedroom has a ceiling light point and a radiator.

### Bedroom Two 12' 4" x 8' 10" (3.76m x 2.69m)

Bedroom two is also a double and has a window to the front elevation, a ceiling light point and a radiator.

## Outside

To the front of the property is a hard landscaped garden, adjacent to which is a sweeping driveway which provides off road parking for numerous vehicles and continues down the side of the property to the garage. Gated access leads into the rear garden.

### Rear Garden

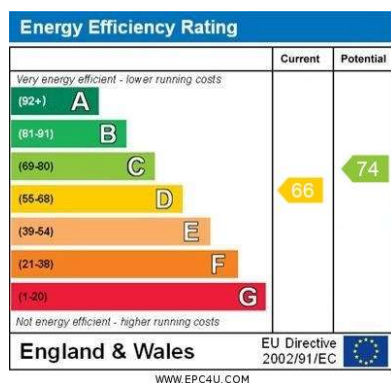
The rear garden is fully enclosed and contains an abundance of mature shrubs, plants and trees. The timber garden shed is included within the sale.

### Garage 17' 3" x 9' 1" (5.25m x 2.77m)

The garage has an electrically operated up and over door to the front elevation and a personnel door to the side. The garage has a window to the rear and is equipped with both power and lighting.

## Council Tax

The property is in Band B.



## VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

## Possession/Tenure

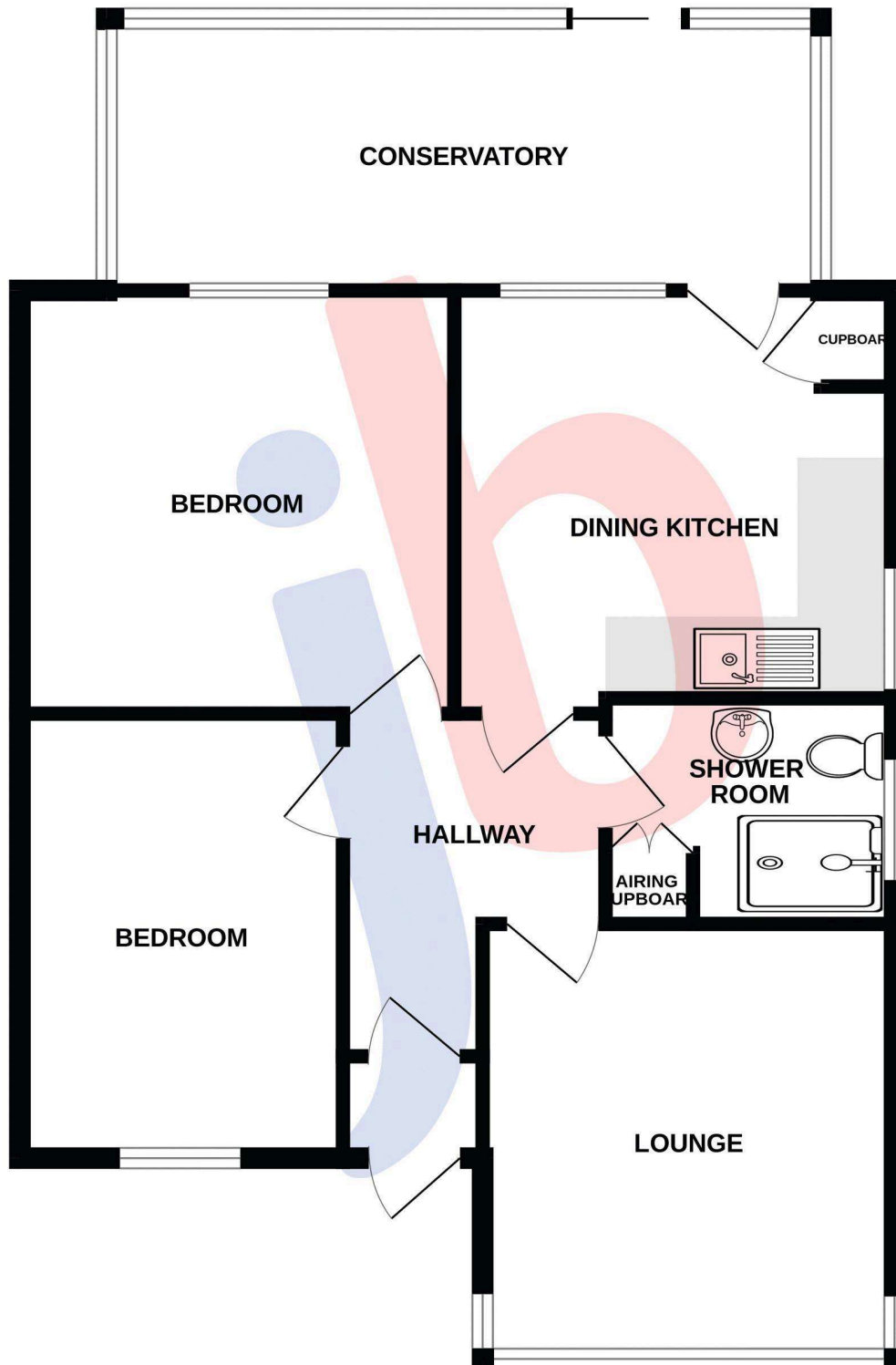
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007530 16 December 2025

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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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