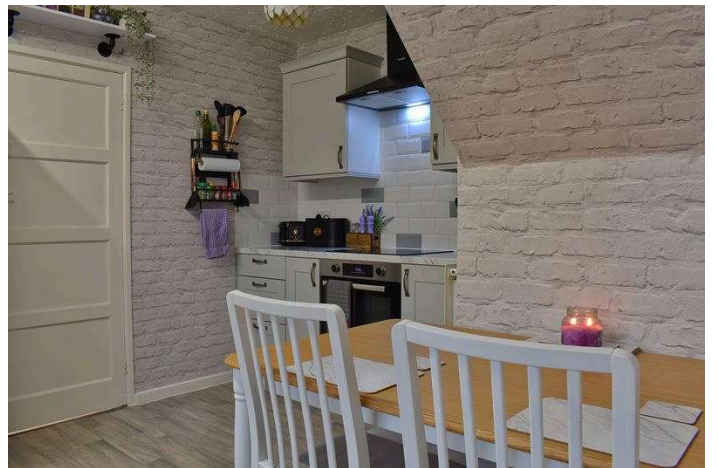


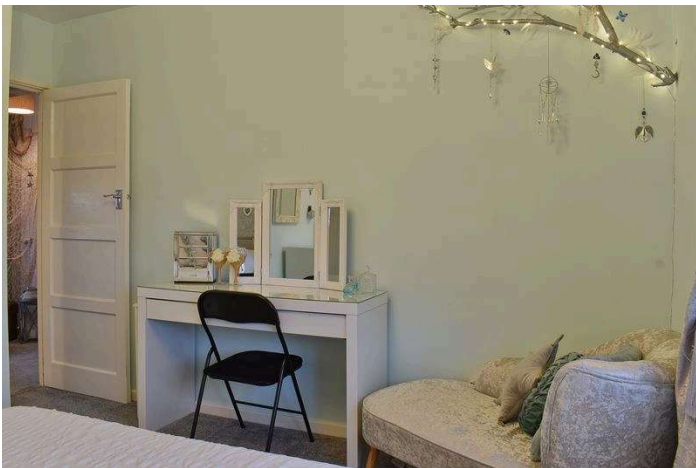
Stafford Avenue, Balderton

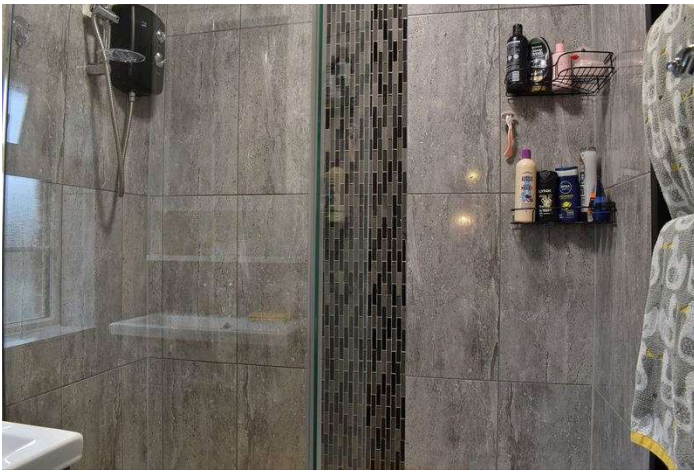


GUIDE PRICE £170,000 to £180,000. A stunningly presented three bedroom mid terraced property that has been extensively refurbished throughout and situated in a popular residential area. In addition to the three bedrooms, the property has an excellent sized lounge, dining kitchen, first floor shower room and WC. There is off road parking and excellent sized gardens to both front and rear. The property is double glazed and has gas central heating. Early viewing is absolutely essential.

Guide Price £170,000 to £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 Hallway

The entrance hallway has the staircase rising to the first floor and a door providing access to the lounge. The hallway has a ceiling light point and a radiator.

Lounge 17' 9" x 11' 11" (5.41m x 3.63m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations and a door opening leading through into the kitchen. The focal point of the lounge is the fireplace (non working). The lounge also has two ceiling light points and two radiators.

Dining Kitchen 13' 11" x 10' 4" (4.24m x 3.15m) (at widest points)

This superb dining kitchen has a window to the rear elevation and a door leading to the side passageway. The kitchen is fitted with an excellent range of base and wall units complemented with roll edge work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with ceramic hob and extractor hood above, and a dishwasher. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room is of sufficient size to comfortably accommodate a dining table and has a ceiling light point and a radiator.

Side Passageway 14' 8" x 2' 9" (4.47m x 0.84m)

The passageway has doors to both the front and rear elevations, and located to one end is a useful storage space for coats and shoes etc, this also houses the central heating boiler. The passageway has three ceiling light points.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into the three bedrooms, the shower room and separate WC. The landing has a ceiling light point. The airing cupboard is located here.

Bedroom One 11' 11" x 10' 5" (3.63m x 3.17m)

This stunning double bedroom has a window to the front elevation, a fitted wardrobe sited above the staircase, a ceiling light point and a radiator. The room is beautifully decorated, and further enhanced with a striped and painted floor.

Bedroom Two 11' 11" x 9' 7" (3.63m x 2.92m) (plus door recess)

A further great sized double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three/Study 8' 10" x 7' 11" (2.69m x 2.41m)

A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a home office/study.

Shower Room

The very well appointed shower room is fitted with an oversized shower cubicle with electric shower, and a vanity unit with wash hand basin inset and storage beneath. The room is complemented with contemporary ceramic wall tiling and also has a ceiling light point and a heated towel rail.

Separate WC

This room has an opaque window to the rear elevation and fitted with a WC. There is a ceiling light point and a radiator.

Outside

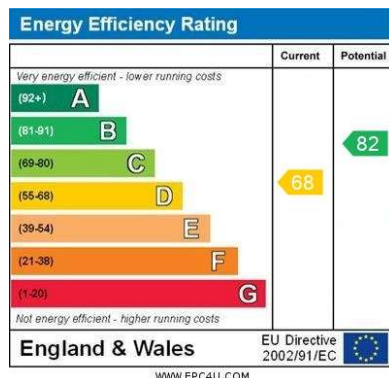
The property stands on an excellent sized plot and to the front is a large lawned garden and off road parking for at least two vehicles accessed via wrought iron gates.

Rear Garden

The excellent sized rear garden enjoys a high degree of privacy, is fully enclosed and laid primarily to lawn. Situated at the foot of the garden is a patio area which is ideal for outdoor seating and entertaining. The greenhouse is included within the sale.

Council Tax

The property is in Band A.



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.

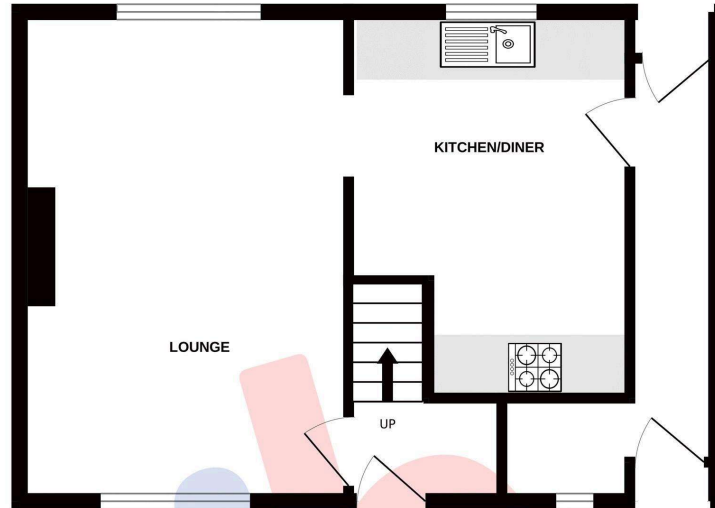
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

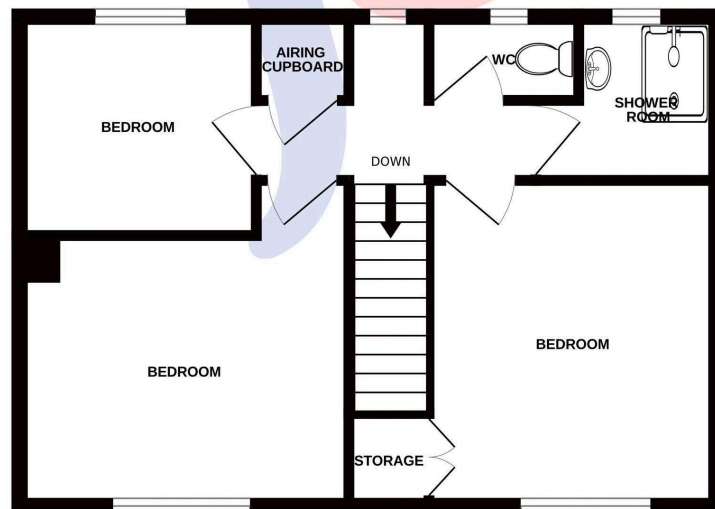
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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: Chattertons Solicitors - £120.00 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. 00007570 08 December 2025



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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.
Made with Metropix ©2025