



Russell Avenue, Balderton

Guide Price £220,000 to £230,000



Russell Avenue

Balderton, Newark

MARKETED WITH NO CHAIN Occupying an enviable corner plot within a well-established and highly regarded residential area of Balderton, this well-presented two-bedroom semi-detached bungalow offers an excellent opportunity for those seeking comfortable single-storey living with the potential to personalise and make it their own. Available with no onward chain, the property enjoys move-in ready accommodation, attractive low-maintenance gardens and the added benefit of six owned solar panels, helping to improve energy efficiency and reduce running costs.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway providing access to all main rooms. The generous lounge offers a bright and relaxing living space, while the well-appointed kitchen provides ample storage and workspace, complete with a four-ring electric hob and oven. There are two well-proportioned double bedrooms, alongside a modern family bathroom fitted with a quality white suite and shower over the bath.

Externally, the bungalow truly benefits from its generous corner plot position, with wrap-around gardens extending to three sides of the property. Designed for ease of maintenance, the gardens combine gravelled areas, artificial lawn and a variety of established shrubs, creating an attractive outdoor space that can be enjoyed throughout the year with minimal upkeep. To the rear, a detached garage is accessed via a gated concrete driveway, providing secure parking and useful storage. Further benefits include gas central heating, UPVC double glazing, six owned solar panels and the significant advantage of no onward chain, making this an ideal purchase for downsizers, first-time buyers or those seeking a straightforward move. Offering excellent scope to add your own personal style, this is a fantastic opportunity to acquire a well-located bungalow in one of Balderton's most sought-after residential areas.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

10' 1" x 6' 7" (3.07m x 2.01m)
maximum measurements

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)
maximum measurements

Kitchen

12' 2" x 11' 8" (3.71m x 3.56m)

Bedroom One

12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom Two

12' 4" x 8' 11" (3.76m x 2.72m)
12' 4" x 8' 11" maximum measurements

Bathroom

8' 4" x 6' 0" (2.54m x 1.83m)
maximum measurements

Detached Garage

15' 4" x 8' 7" (4.67m x 2.62m)

Agent's Note - Solar Panels

The property benefits from 6 OWNED solar panels.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 799 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

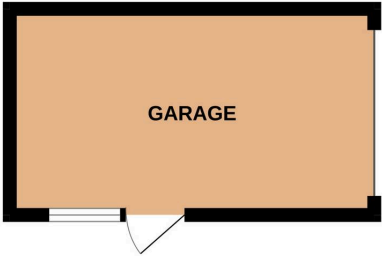
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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.



GROUND 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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