

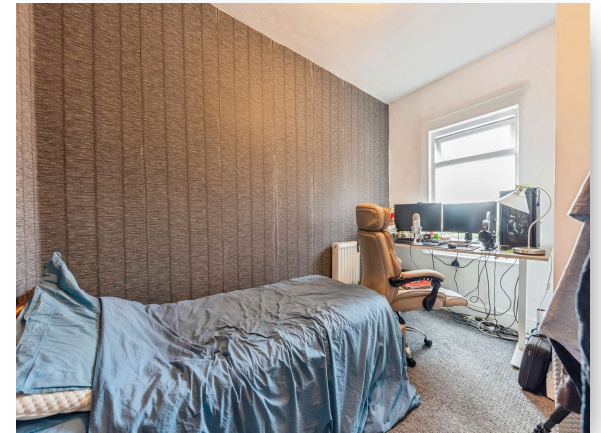


Smith Street, Balderton Newark NG24 3BA

welcome to

Smith Street, Balderton Newark

GUIDE PRICE £140,000 - £145,000* *NO ONWARD CHAIN This well-presented mid-terraced home is conveniently positioned within only a short distance of Newark Town Centre. Briefly comprising of two reception rooms, kitchen, two bedrooms, upstairs family bathroom and rear garden.



Lounge

Entered via a front door with a fireplace with electric fire and window to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, sink, oven, gas hob, extractor, plumbing for washing machine, radiator, door to the side, windows to the side and rear and stairs to the first floor.

First Floor Landing

Bedroom One

There are fitted wardrobes, radiator and window to the front.

Bedroom Two

Having a radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, radiator and window to the rear.

Outside Front

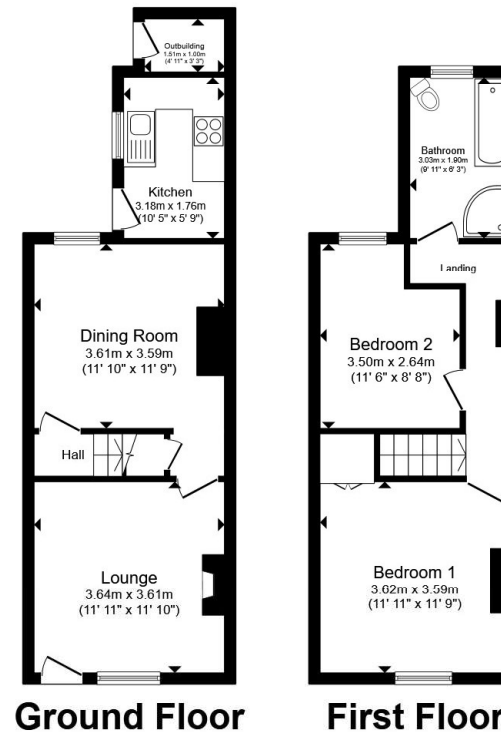
To the front of the property there is a walled border.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a patio and shared access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 71.9 m² (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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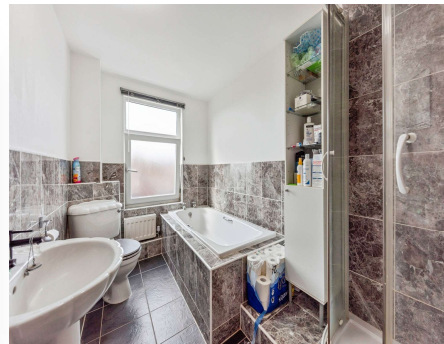
Smith Street, Balderton Newark

- MID-TERRACED HOUSE
- TWO BEDROOMS
- LOUNGE & DINING ROOM
- UPSTAIRS FAMILY BATHROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£140,000 - £145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106744 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk