



## 35 Russell Avenue

Balderton, Newark, NG24 3BT



Book a Viewing

**£250,000**

No Onward Chain - Situated in a quiet location with easy access to local shop and amenities, this detached bungalow offers well appointed accommodation throughout which includes Entrance Hall, Lounge, Kitchen Breakfast Room with Pantry, two Double Bedrooms, Conservatory and Shower Room. Outside there is a landscaped front garden for ease of maintenance, side driveway to garage (21'2 x 12'3) and a private lawned garden with established fruit trees.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.



## ACCOMMODATION

### ENTRANCE HALL

A UPVC front entrance door with glazed panel inset gives access to the entrance hall with access to the roof space and radiator.

### LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m) With double glazed window to the front elevation, electric fire with feature surround and radiator.

### CONSERVATORY

12' 2" x 9' 9" (3.71m x 2.97m) Brick base with double glazed windows to the rear elevation, double glazed door to the rear elevation and tiled flooring.



### KITCHEN/BREAKFAST ROOM

11' 8" x 11' 11" (3.56m x 3.63m) With a range of wall and floor mounted cupboards and drawers, electric double oven, work surface with stainless steel single drainer sink unit, electric hob with extractor over, splash tiling to work surfaces, double glazed window to the rear elevation, plumbing for washing machine and a pantry with shelving.

### BEDROOM

12' 4" x 8' 9" (3.76m x 2.67m) With double glazed window to the front elevation and radiator.



### BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m) With double glazed window to the rear elevation, radiator and double glazed door to the conservatory.

### SHOWER ROOM

5' 8" x 8' 4" (1.73m x 2.54m) With a low level WC, vanity wash hand basin, double glazed window to the side elevation, splash tiling, heated towel rail and walk-in shower.

### OUTSIDE

To the front of the property there is a well-maintained front garden with side off road parking leading to the single garage. Side gated access leads to the totally enclosed and private rear lawned garden with flower/shrub borders and beds, patio area and established trees.



### GARAGE

21' 2" x 12' 3" (6.45m x 3.73m) With light and power.



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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

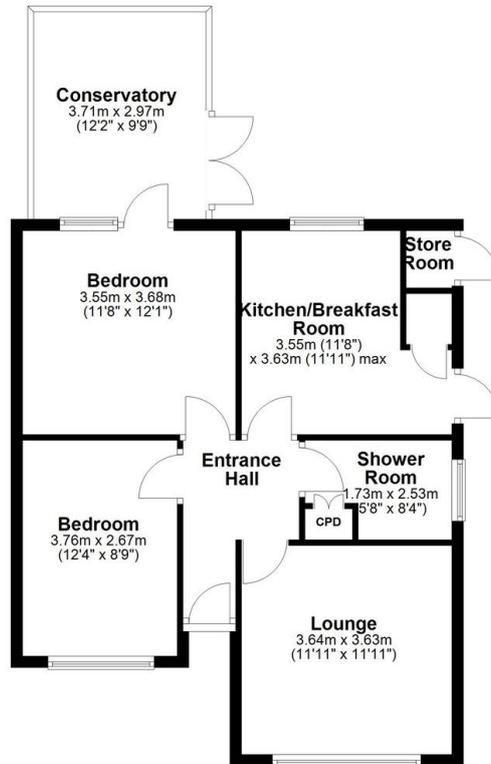
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

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Total area: approx. 60.2 sq. metres (648.4 sq. feet)

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