



1A Swinburne Close, Balderton, Newark,
NG24 3QX

£250,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Individually designed and built this detached two bedroom bungalow was constructed circa 2000 by a local builder. The property stands with a walled frontage, off street parking, a detached garage and a south facing rear garden. The property stands in a pleasant cul-de-sac with a small number of detached bungalows in the immediate vicinity. Local shops, bus services and a medical centre are within short walking distances.

The accommodation comprises an open porch with quarry tile floor, hall with built in cupboard, lounge with coal effect gas fire and bow window. The good sized kitchen provides ample space for a dining table. There are two double sized bedrooms and a bathroom. Externally there is little maintenance. The driveway is block paved. There are side paths and a patio area.

This area of Balderton, established in the early 1960s, is a popular and desirable area to live. The property stands with a substantial frontage and the plot, although comparatively small in size, is nicely enclosed and secluded. Swinburne Close is within a short walking distance of the Brisbane shopping precinct, main street facilities including a convenience store and bus services. Balderton has a modern medical centre, supermarkets and the settlement is just two miles from Newark-on-Trent. Particularly convenient are access points to the A1, A46 and A17 trunk roads. The historic town of Newark-on-Trent sits on the main East Coast railway line with services to London Kings Cross, York and the north. There is a useful rail service from Newark Castle to Lincoln and Nottingham.

Constructed with cavity brick elevations incorporating a blue brick damp proof course under a tiled roof of the hipped design. The property has an attractive individual appearance. Windows are well maintained wood framed with sealed unit double glazing. Central heating is gas fired with panelled radiators. The property provides the following accommodation:

OPEN PORCH

With quarry tile floor.

HALL

With radiator and built in cupboard, hatch to the roof space.

LOUNGE

14'6 x 12'3 (4.42m x 3.73m)



(overall measurement)

Coal effect gas fire, bow window, double panelled radiator, fitted venetian blind.

KITCHEN

14'7 x 10'3 (4.45m x 3.12m)



Wall cupboards, base units and working surfaces incorporating a sink unit and tiled splashbacks. Integrated electric hob, oven and fan unit. Ideal gas fired central heating boiler, double panelled radiator.

BEDROOM TWO

14' x 9'7 (4.27m x 2.92m)



(excluding door recess)

With radiator and venetian blinds. A wardrobe unit is included in the sale.

BEDROOM ONE

11'4 x 10'2 (3.45m x 3.10m)



(excluding door reveal)

With radiator, fitted blind.

BATHROOM

8' x 7'2 (2.44m x 2.18m)



Bath with shower screen and shower attachment, pedestal wash hand basin, low suite WC, radiator.

OUTSIDE



The property stands with a low wall frontage and a block paved driveway. The enclosed south facing garden contains a patio, side path and small grassed area.



DETACHED BRICK BUILT GARAGE

Under a pitched tiled roof.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

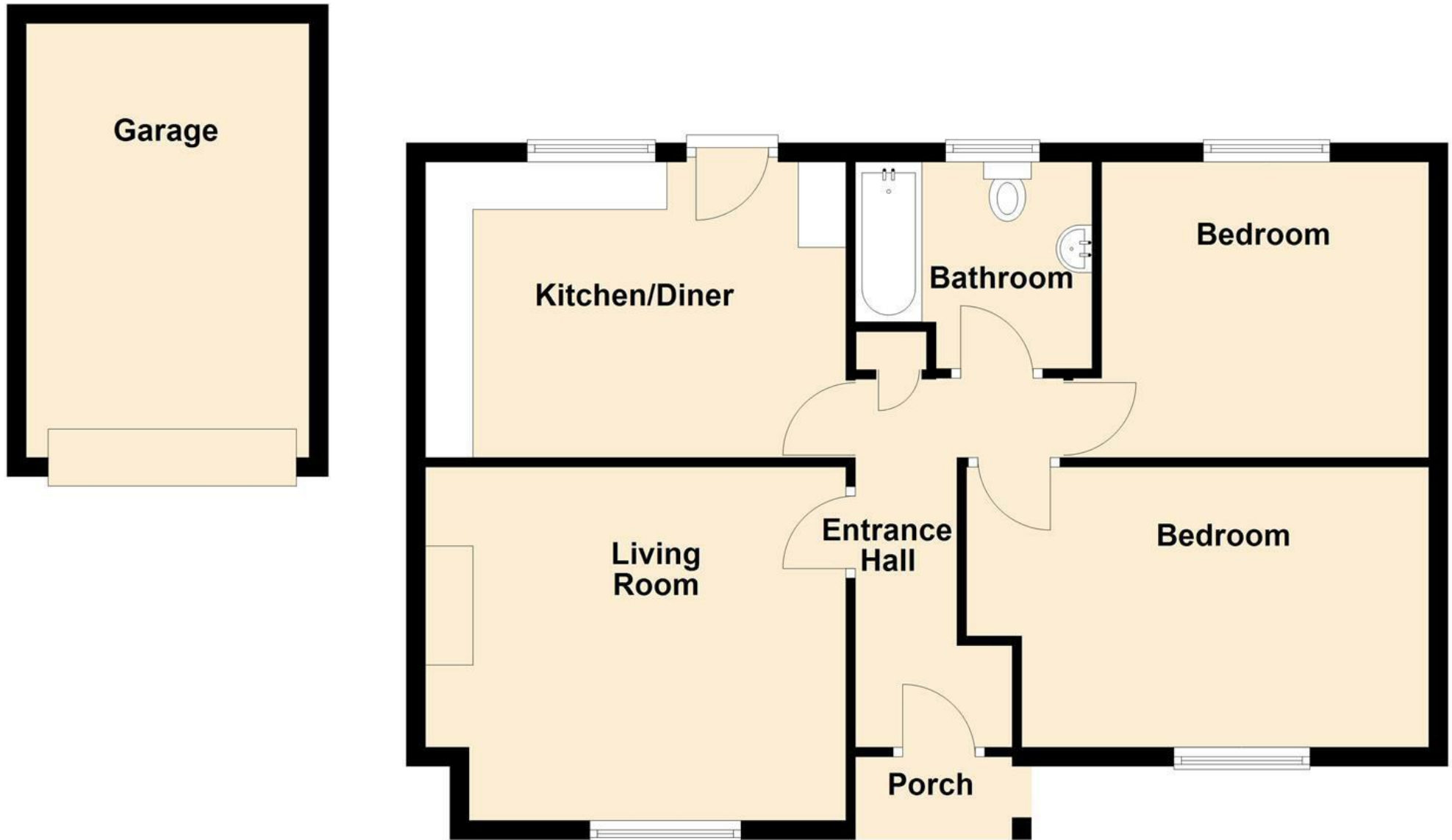
Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C

Floor Plan

Approx. 69.3 sq. metres (746.0 sq. feet)



Total area: approx. 69.3 sq. metres (746.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	85
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers