

35 Smith Street

Balderton, NG24 3BA

Price Guide £110,000

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THREE BEDROOM TERRACED WITH NO CHAIN GUIDE PRICE £110,000 TO £120,000

This terrace property on Smith Street in Balderton presents an excellent opportunity for investors, first-time buyers, or buyers seeking a project to customise and make their own. The home requires updating throughout, allowing the incoming purchaser to update the living space to their own personal taste and standards, while already benefiting from gas central heating.

The ground floor accommodation opens into a welcoming lounge, leading through to a separate dining room that offers flexible space for entertaining or formal dining. Continuing past the dining area, the layout flows into the functional kitchen space, which gives access to the downstairs family bathroom located towards the rear of the property. Moving upstairs, the landing gives access to three well-proportioned bedrooms, providing ideal accommodation for a growing family or space for a home office.

Externally, the home features a low-maintenance courtyard garden to the rear, which includes a useful outside store for practical outdoor storage.

Situated in the heart of the popular village of Balderton, the property enjoys a convenient residential position with strong access to daily essentials. Local amenities are easily accessible within the village, including a variety of local shops, supermarkets, public houses, post offices, and medical facilities, alongside the nearby scenic walks around Balderton Lake.
For families, the area is exceptionally well-serviced by reputable local schooling, including Chuter Ede Primary School, and secondary options such as The Newark Academy.





















Transport links from Smith Street are highly convenient for commuters. The property offers easy access to major road networks including the A1, A46, and A17, providing swift routes toward Lincoln, Nottingham, and Leicester. Furthermore, nearby Newark town centre boasts two main railway stations: Newark Castle connecting local regional lines, and Newark Northgate providing direct, high-speed rail services to London King's Cross in under 80 minutes.

Lounge
12'0 x 11'2 (3.66m x 3.40m)

Dining Room
12'0 x 11'4 (3.66m x 3.45m)

Kitchen
11'9 x 8'10 (3.58m x 2.69m)
max measurements

Bathroom
6'1 x 5'5 (1.85m x 1.65m)

WC
2'10 x 5'5 (0.86m x 1.65m)

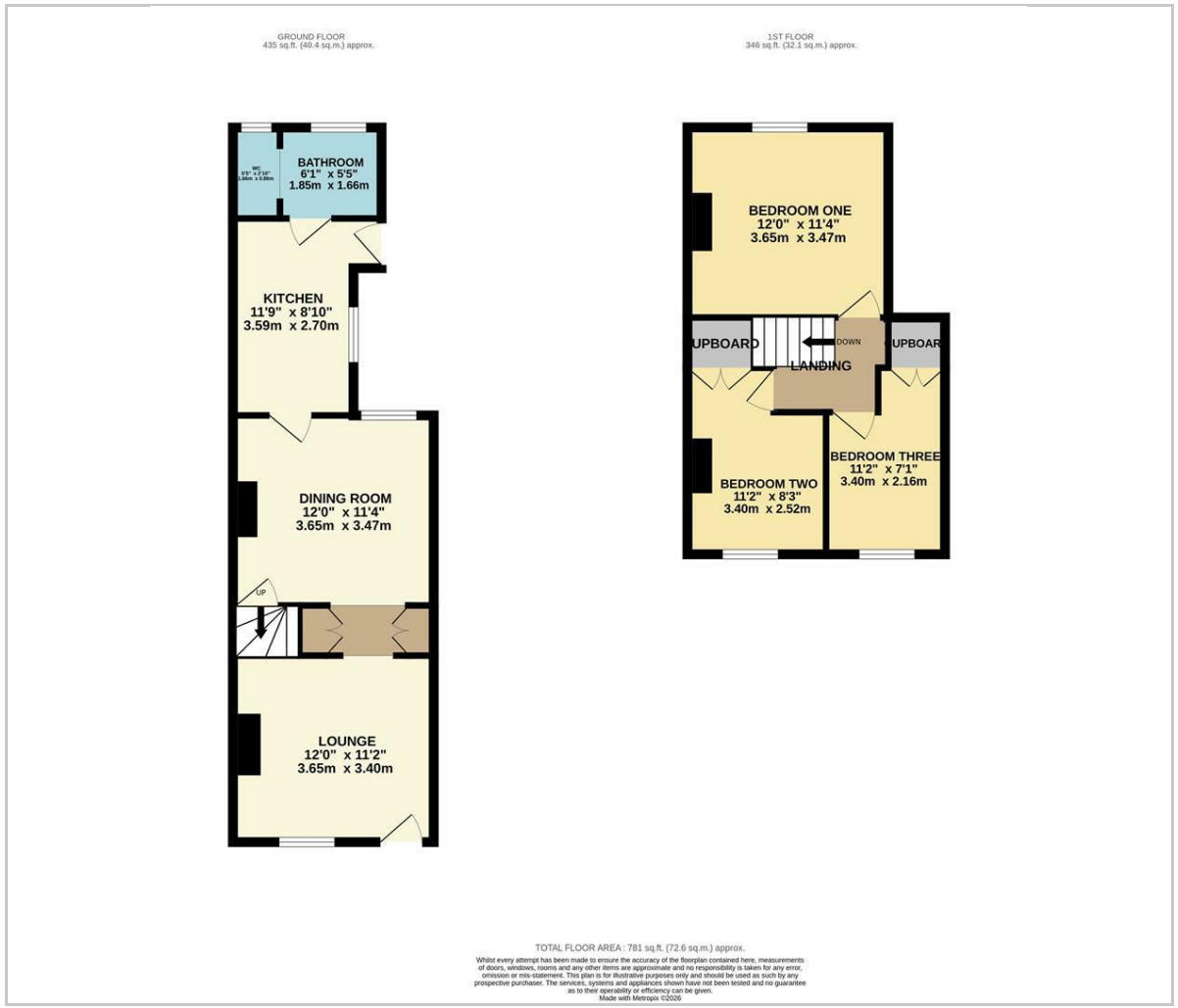
Landing

Bedroom One
12'0 x 11'4 (3.66m x 3.45m)

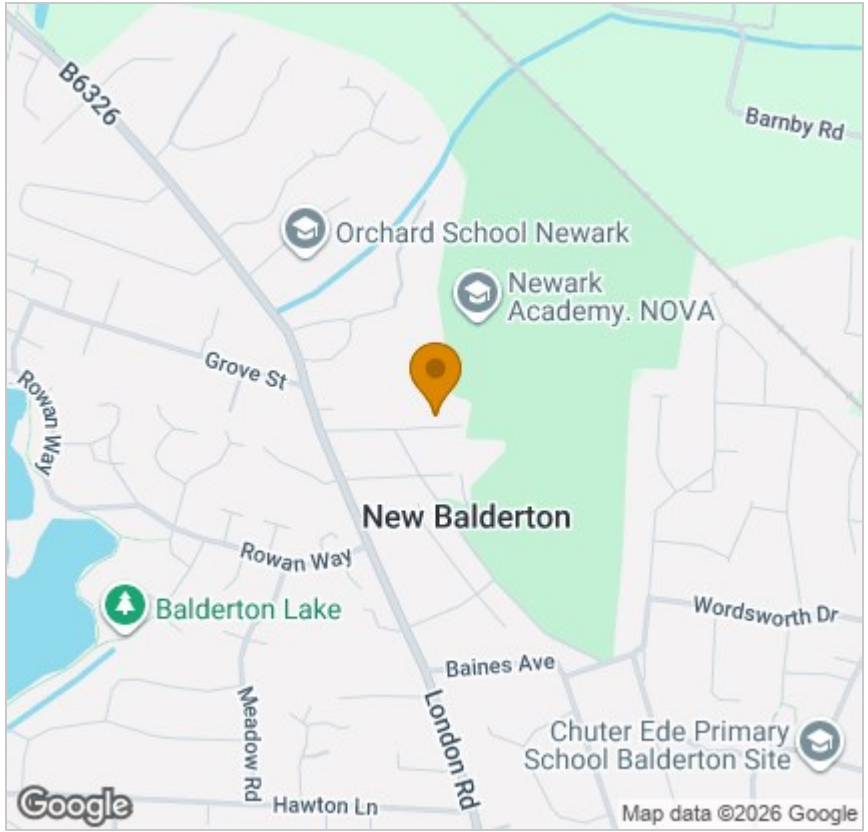
Bedroom Two
11'2 x 8'3 (3.40m x 2.51m)
max measurements

Bedroom Three
11'2 x 7'1 (3.40m x 2.16m)

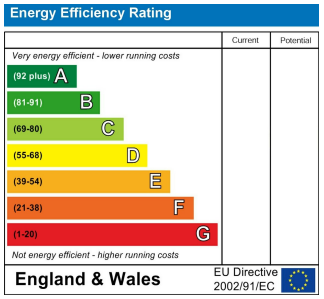
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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