Shakespeare Street, Balderton

Guide Price £190,000 to £200,000

NEWTON FALLOWELL

Shakespeare Street

Balderton, Newark

This traditional bay-fronted semi-detached home has been tastefully improved by the current owner, successfully combining a contemporary lifestyle with a charming cottage feel. Ideally positioned for Newark town centre, a range of local amenities and well-regarded schooling, the property also benefits from a generous and particularly private rear garden, together with off-street parking and a useful car port to the side.

The well-presented accommodation comprises an entrance hall, spacious bay-fronted lounge and a superb breakfast kitchen, featuring a generous breakfast bar with useful under-counter storage, four-ring gas hob and electric oven. A stunning contemporary bathroom completes the ground floor, whilst to the first floor are three well-proportioned bedrooms.

Externally, the property is approached via a driveway providing off-street parking, with double gates opening through to a useful car port. The current owner has thoughtfully utilised this space as a delightful covered seating and entertaining area. The rear garden is deceptively generous, offering two excellent paved seating areas, a central lawn and a variety of established plants and shrubs to the borders, creating a lovely private outdoor space. Further benefits include gas central heating and UPVC double glazing, making this an attractive and versatile home that is ready to move straight into.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hall
4' 3" x 4' 3" (1.29m x 1.29m)

Lounge
13' 9" x 13' 6" (4.19m x 4.12m)
maximum measurements

Breakfast Kitchen
11' 6" x 9' 6" (3.50m x 2.90m)

Ground Floor Bathroom
9' 6" x 4' 6" (2.90m x 1.37m)

Bedroom One
13' 9" x 12' 0" (4.19m x 3.66m)
maximum measurements

Bedroom Two
9' 8" x 9' 7" (2.95m x 2.92m)
maximum measurements

Bedroom Three
9' 7" x 7' 0" (2.92m x 2.13m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 854sq 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

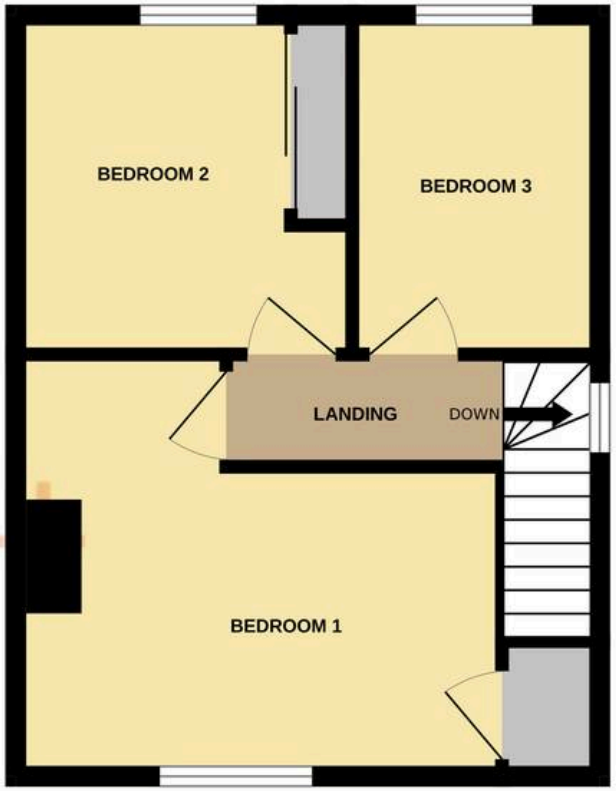
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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

1ST FLOOR



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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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