



38 Catkin Way, New Balderton, Newark,
Nottinghamshire, NG24 3DT

O.I.R.O £150,000
Tel: 01636 611811

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

A buy to let investment opportunity, comprising a semi detached two bedroomed house, currently let to produce an income of £495 per calender month. The property is well presented and nicely maintained. A new bathroom suite has been recently fitted. The property has gas fired central heating. There is a sun room/conservatory extension. The location is within a few minutes walking distance of local shops, supermarkets, bus services and schools.

The accommodation provides; a canopy porch, lounge, kitchen, sun room, stairs and landing, two bedrooms and bathroom. Outside there is a graveled parking area, rear garden and a garden shed.

Catkin Way is situated off London Road and just a short walking distance from a primary school, a secondary school, bus services, shops and a supermarket. Newark town centre is approximately 1 mile.

The property, built circa 1980, is well built and low maintenance. Capital growth, particularly on semi detached houses in this vicinity has been substantial over the last 12 years and the property should prove to be an excellent long term investment.

The following accommodation is provided:

GROUND FLOOR

CANOPY ENTRANCE PORCH

And UPVC front entrance door.

LOUNGE

With coved ceiling cornice, telephone point, tv point, fitted gas fire and mahogany stained wooden fire surround. Central heating thermostat, wood laminate maple effect floor and double panelled radiator.

KITCHEN

With white and grey units, comprising; base cupboards, wall units and working surfaces. Parkinson Cowan gas fired cooker, with four gas rings, grill/top oven and bottom oven. An extractor above having a pullout hood. Stainless steel sink unit and mixer tap. Linoleum floor covering,

Potterton central heating boiler, coved ceiling cornice and the kitchen area is accessed through an archway.

SUN ROOM/CONSERVATORY

With panelled timber ceiling, cold water tap, telephone point and radiator.

FIRST FLOOR

Stair case and landing with airing cupboard containing the hot water cylinder. Built in storage cupboard. Smoke detector.

BEDROOM ONE

With radiator.

BEDROOM TWO

With radiator.

BATHROOM

With recently fitted suite comprising; bath, Triton electric shower, basin and low suite WC. Radiator.

OUTSIDE

There is a gravelled parking area. Rear garden and garden shed. Side gate from the driveway to the rear.

VIEWING

Strictly by appointment with the selling agents.

TENURE

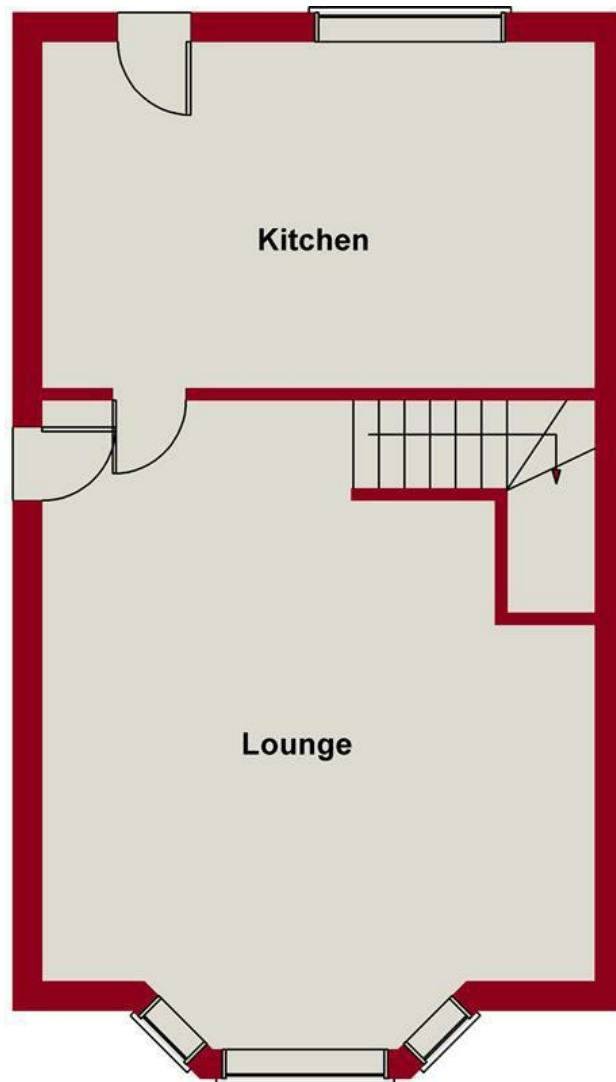
The property is freehold and currently let on an assured short hold tenancy.

SERVICES

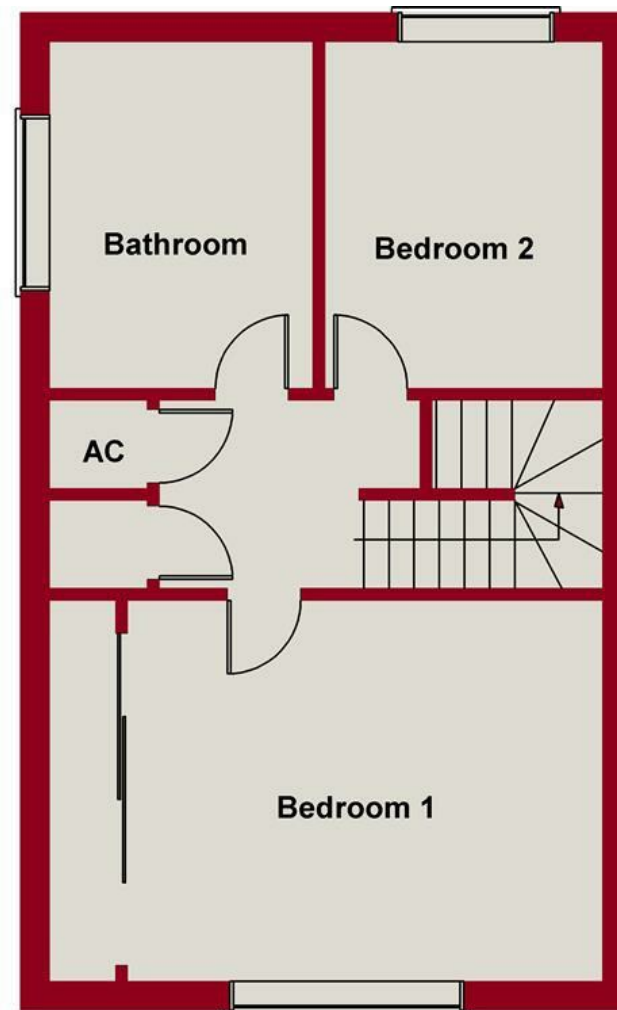
Mains water, electricity, gas and drainage are all connected to the property.

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.



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 611811



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