



4 Priory Close, Balderton, Newark,
Nottinghamshire, NG24 3JA

Chain Free £195,000
Tel: 01636 611811

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

Recently refurbished and beautifully presented, this semi detached 2 bedrooomed bungalow stands in a pleasant cul de sac location and a well established residential area. There is a good sized conservatory and the property has new carpets to the lounge, hall and 2 bedrooms, recently refitted kitchen and upgraded central heating.

The property has a detached single garage and off road car parking.

Priory Close is a pleasant well established residential area, conveniently located within a short walking distance of local amenities including a supermarket, doctors surgery, schools and local bus services.

The accommodation comprises; an entrance hall, lounge with a window bay and pleasant open aspect to the front of the property, kitchen with modern fitments, conservatory with glass roof and French doors to the garden. There are 2 double sized bedrooms and bathroom with shower.

Balderton is situated just 2 miles from Newark town centre. The town is conveniently situated on the junction of the A46 and A1 trunk roads. There are 2 railway stations at Newark with main East Coast line services to London and the north. Newark Castle Gate provides regular services to Lincoln and Nottingham. The town is indeed an interesting historic area with the 12st Century castle, Georgian market square and considerable heritage. There is a choice of supermarkets and lots of niche boutiques and cafes in the town centre. Within Balderton itself are pleasant riverside walks and a variety of community facilities.

The property provides the following accommodation:

ENTRANCE HALL

With UPVC entrance door, radiator and hatch to the roof space.

LOUNGE

15' x 11'3 (4.57m x 3.43m)



With the window bay providing a pleasant open aspect at the front of the bungalow. Electric fire, coved ceiling cornice and radiator.

KITCHEN

11'11 x 11'2 (3.63m x 3.40m)



Base units, wall cupboards, a peninsular unit and working surfaces incorporating a one and a half sink unit. Integrated electric hob, oven and stainless steel hood. Plumbing for a washing machine.

CONSERVATORY

11'8 x 8'1 (3.56m x 2.46m)



Constructed with a brick base, UPVC windows and glass roof. Radiator and centre opening French doors to the garden.

BEDROOM ONE

11'11 x 11'8 (3.63m x 3.56m)



Double sized bedroom at the rear of the bungalow. Radiator.

BEDROOM TWO

12'3 x 8'10 (3.73m x 2.69m)



A good double sized bedroom. Radiator.

BATHROOM

8'8 x 6'4 (2.64m x 1.93m)



Walk in shower with glass screen, electric shower, basin and cabinet, low suite WC, heated towel rail.

OUTSIDE

There is a sectional concrete single garage, driveway and parking. A good sized front garden. The driveway is block paved.

REAR GARDEN



To the side of the bungalow there is a gravelled area and to the rear a small hard landscaped area for ease of maintenance.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

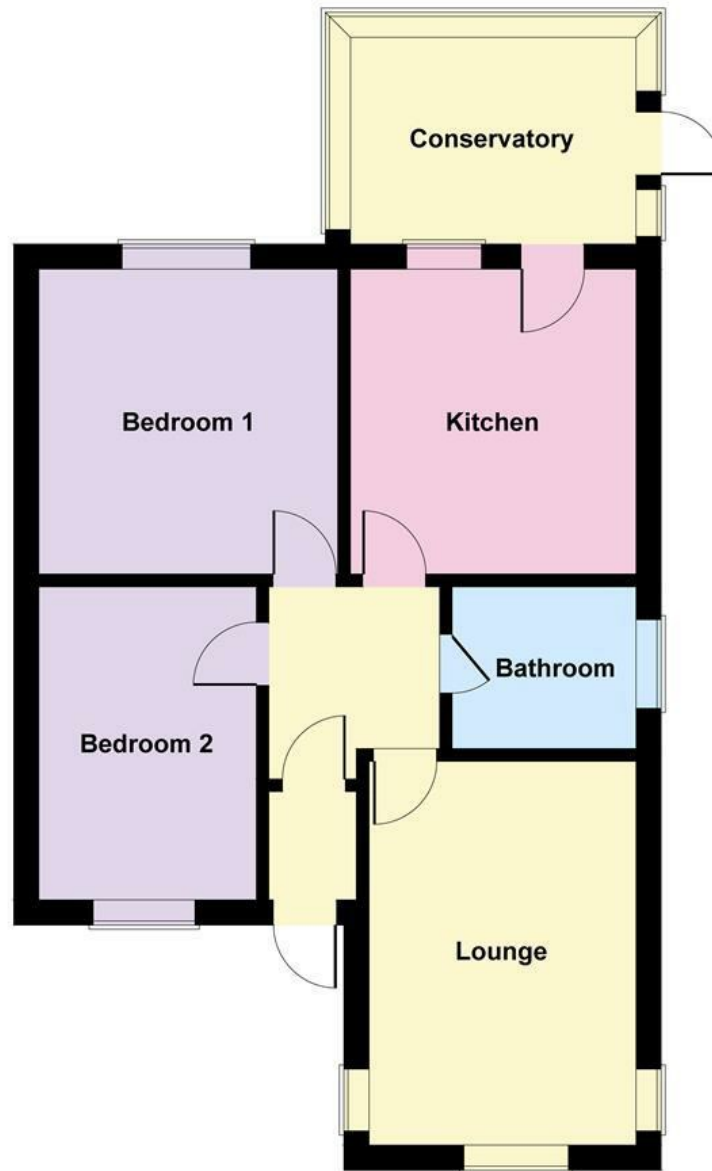
Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

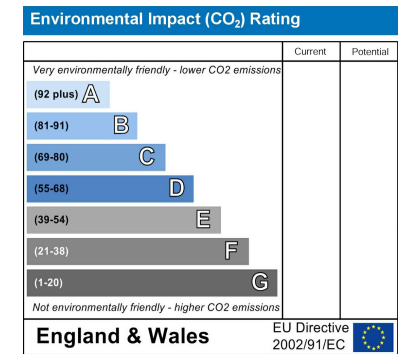
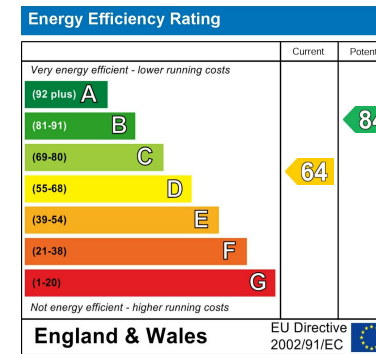
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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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RICS



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

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