



Hayside Avenue, Balderton, Newark

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# Hayside Avenue, Balderton, Newark

- LOVELY SEMI-DETACHED HOME
- POPULAR CUL-DE-SAC. CLOSE TO AMENITIES!
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-VEHICLE PRIVATE DRIVEWAY
- Gas Central Heating & uPVC Double Glazing
- TWO WELL-PROPORTIONED BEDROOMS
- LARGE LOUNGE/DINER
- BEAUTIFULLY ESTABLISHED REAR GARDEN
- IDEAL FIRST TIME HOME OR SUITABLE DOWNSIZE
- A MUST VIEW! Tenure: Leasehold (Freehold To Be Sold) EPC 'C'

## STEP ONTO THE LADDER!...

With this lovely modern semi-detached residence. Occupying a delightful position, in a popular and convenient residential cul-de-sac. Close to an array of amenities, schools and transport links. This charming CONTEMPORARY CRACKER is an ideal first time home or suitable downsize. Presented to an excellent standard, ready and waiting for your immediate appreciation!

The free-flowing internal layout comprises: Entrance hall, ground floor W.C, a modern fitted kitchen and a LARGE LOUNGE/DINER with French doors leading out to an enchanting rear garden. The first floor hosts TWO WELL-PROPORTIONED BEDROOM both with EXTENSIVE FITTED WARDROBES that expand the great storage space on offer and a three-piece bathroom. Externally, the property is greeted via a MULTI-VEHICLE TARMAC DRIVEWAY. Providing tandem off-street parking.

The BEAUTIFUL REAR GARDEN is full of variety and personality! Hosting a wonderful external escape. Further benefits of this attractive modern home include uPVC double glazing (replaced in the last 10 years) and gas central heating, via a regularly serviced boiler.

TURN THE KEY and TAKE THE LEAP...With this picture-perfect property! Providing everything you could want...AND MORE!

Guide Price £170,000



ENTRANCE HALL:	9'3 x 2'9 (2.82m x 0.84m)
GROUND FLOOR W.C:	3'10 x 2'8 (1.17m x 0.81m)
KITCHEN:	9'3 x 5'4 (2.82m x 1.63m)
LOUNGE/DINER:	13'10 x 11'7 (4.22m x 3.53m)
Max measurements provided.	
FIRST FLOOR LANDING:	5'4 x 2'8 (1.63m x 0.81m)
MASTER BEDROOM:	9'2 x 8'4 (2.79m x 2.54m)
Max measurements provided up to fitted wardrobes.	
BEDROOM TWO:	8'9 x 8'5 (2.67m x 2.57m)
Max measurements provided up to extensive fitted wardrobes.	
FIRST FLOOR BATHROOM:	5'7 x 5'6 (1.70m x 1.68m)
EXTERNALLY:	

The property occupies a lovely position, at the head of a quiet residential cul-de-sac. Convenient for access to a range of amenities and transport links. Including the A1 and A46.

The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE tandem tarmac driveway with a range of external up/ down lights. The front garden is laid to lawn, with a paved pathway to the front entrance door, with outside tap, external up/ down light and a pitched roof storm canopy above the entrance door.

A secure left sided wooden personal gate opens into the WELL-APPOINTED and THOUGHTFULLY DESIGNED rear garden. Predominately gravelled for minimal maintenance. Hosting a variety of established plants, bushes and shrubs. To create a lovely degree of personality and maturity. There is a small paved patio, directly from the uPVC double glazed French doors in the lounge/diner. Provision for a garden shed. External security light. Fully fenced side and rear boundaries.







#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 534 Square Ft.

Measurements are approximate and for guidance only.

#### Current Tenure: Leasehold

The property is currently owned with a 50% share. There are 74 years remaining on the lease, via Platform Housing Association. The vendor pays approximately £193.48 a month for rent service charge. This includes buildings insurance.

It has been agreed that a 100% share of the full freehold could be purchased OR a share of 50% or more. Please speak to the agent for further information.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (71)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

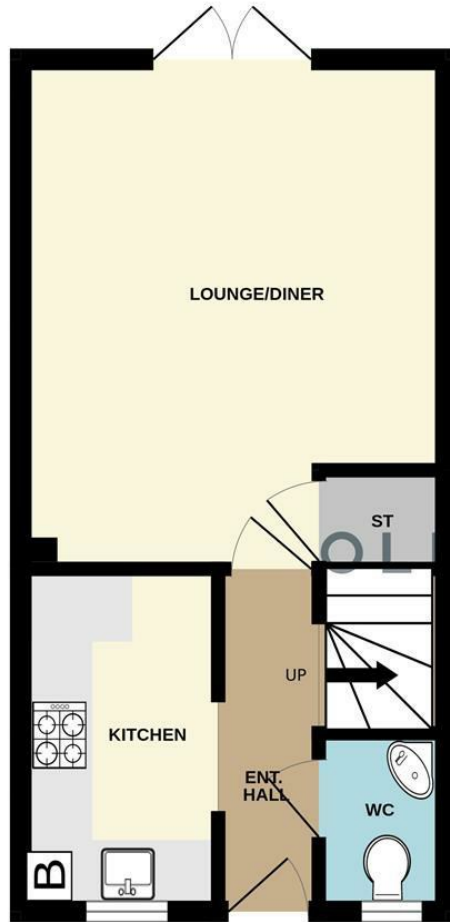




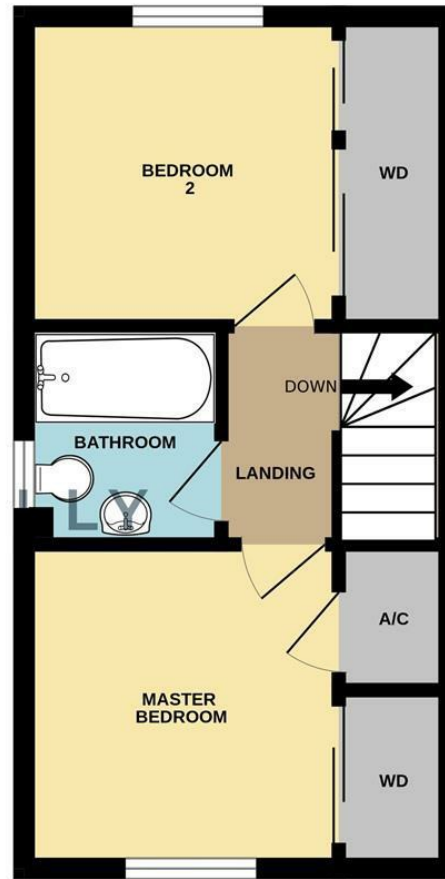




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>77</b>

England & Wales

EU Directive  
2002/91/EC

