



Holly Mews, Smith Street, Balderton

 2  1  1  C.

 OLIVER REILLY







# Holly Mews, Smith Street, Balderton

- SUPERB END TERRACE HOME
- CONVENIENT LOCATION. CLOSE TO AMENITIES!
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- WELL-APPOINTED PRIVATE GARDEN
- uPVC Double Glazing & Gas Central Heating
- TWO BEDROOMS
- SPACIOUS LOUNGE/DINER
- EXCELLENT PRESENTATION THROUGHOUT!
- DETACHED OUTBUILDING & OFF-STREET PARKING
- EASE OF ACCESS TO MAIN ROAD LINKS! Tenure: Freehold. EPC 'C'

## A FABULOUS FIRST-TIME HOME!

You're in for a treat here! This cracking contemporary end terrace home not only promises excellent convenience to a range of on-hand amenities and transport links but has been TASTEFULLY PRESENTED THROUGHOUT to create a MARVELLOUS MODERN RETREAT! Lending itself as an ideal first time home, downsize or low-maintenance investment.

The SMART & STYLISH internal layout comprises: Large lounge/diner, an inner hallway and a FABULOUS CONTEMPORARY KITCHEN.

The first floor landing hosts TWO SIZEABLE BEDROOMS and a SUPERB MODERN BATHROOM.

Externally, the property is greeted with an ALLOCATED PARKING SPACE!...Directly in front of the house. The well-appointed and low-maintenance rear garden is a wonderful external escape. Enhanced by a paved seating area and a useful detached outbuilding. All whilst retaining a HIGH-DEGREE OR PRIVACY with an-unspoiled outlook behind.

Additional benefits of this BRIGHT, BEAUTIFUL AND BRILLIANT residence include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. Installed in the last 2 years.

STEP INTO YOUR NEW HOME!... Start enjoying the convenience and and contemporary charm from the outset! The only thing that's missing... IS YOU!



Guide Price £150,000



<b>LOUNGE/DINER:</b>	14'1 x 12'6 (4.29m x 3.81m)
<b>INNER HALLWAY:</b>	8'4 x 2'10 (2.54m x 0.86m)
<b>MODERN FITTED KITCHEN:</b>	8'4 x 7'6 (2.54m x 2.29m)
<b>FIRST FLOOR LANDING:</b>	6'2 x 2'9 (1.88m x 0.84m)
<b>MASTER BEDROOM:</b>	10'9 x 10'9 (3.28m x 3.28m)
<b>BEDROOM TWO:</b>	9'9 x 7'6 (2.97m x 2.29m)
<b>STYLISH FIRST FLOOR BATHROOM:</b>	6'7 x 6'1 (2.01m x 1.85m)

## DETACHED OUTBUILDING:

Of timber clad construction, with a flat roof. Ensuring useful external storage. Accessed via a secure metal personal door.

## EXTERNALLY:

This lovely home is situated close to an array of excellent on-hand amenities, popular schools and transport links. The front aspect provides an ALLOCATED PARKING SPACE. Located in front of the property. A small block paved pathway leads to the front entrance door, with an external wall light and a low-maintenance gravelled frontage. A left sided pathway brings access to a wooden personal gate, opening into the WELL-APPOINTED rear garden. Predominantly laid to lawn, with a paved seating area and a central pathway, down to a detached outbuilding. There is an outside tap, external wall light and access to the concealed gas/ electricity meters. The garden promotes an unspoiled tree-lined rear outlook. Ensuring a high-degree of privacy all year round. There are fully fenced side and rear boundaries.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler, installed in the last 2 years 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: 600 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (73)

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.

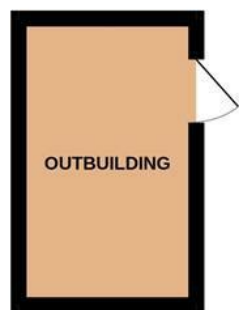








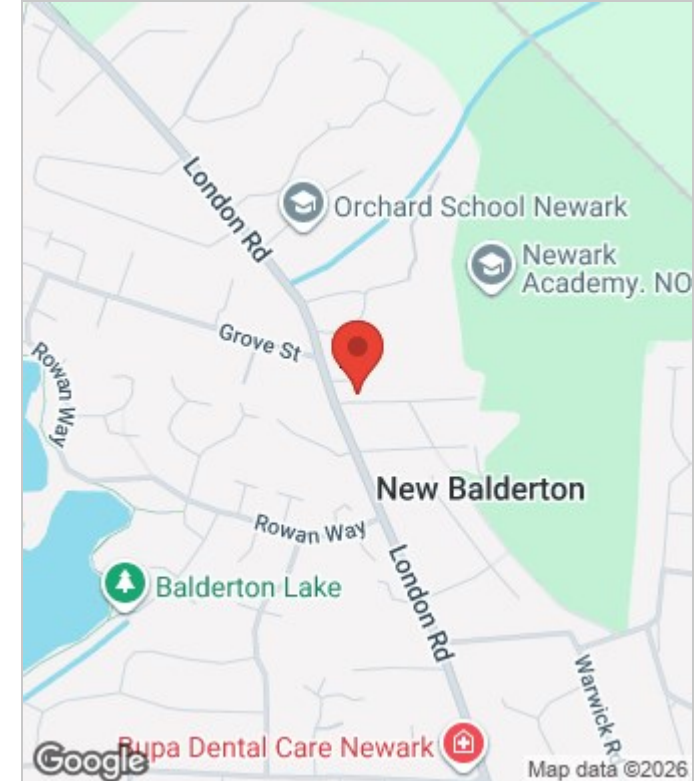
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



### 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>	<b>73</b>	<b>78</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>England &amp; Wales</b>	EU Directive 2002/91/EC	