



29 Russell Avenue

Balderton, Newark, NG24 3BT

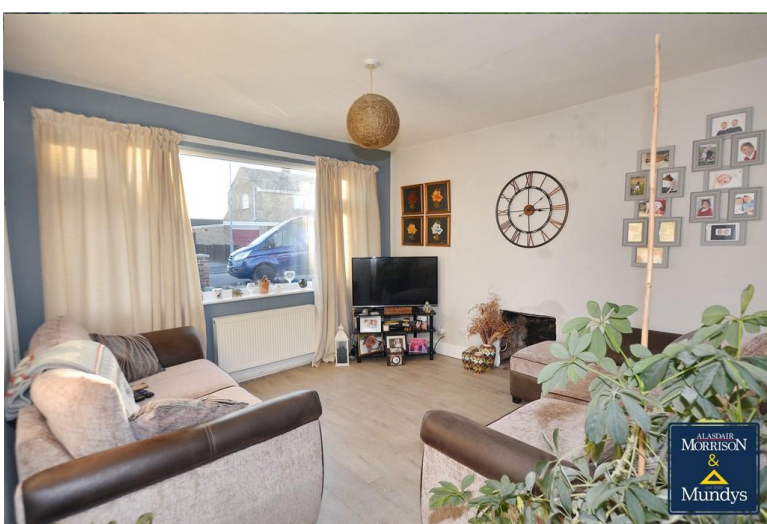


Book a Viewing

£260,000

NO ONWARD CHAIN - A well appointed semi-detached bungalow situated in this popular residential location which has accommodation briefly comprising of Entrance Hall, Lounge, Breakfast Kitchen, two Double Bedrooms and Shower Room. Outside there are lawned gardens to the front and rear with a large driveway, single garage and additional storage shed. We highly recommend an early viewing, call 01636 700 888 to view.





SERVICES - All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (Newark and Sherwood District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.





ENTRANCE HALL

6' 7" x 12' 6" (2.01m x 3.81m) With double glazed entrance door, tiled floor and radiator.

LOUNGE

11' 2" x 11' 8" (3.4m x 3.56m) With double glazed window to front elevation, radiator and gas pipe fittings for a gas fire.

BREAKFAST KITCHEN

12' 6" x 11' 8" (3.81m x 3.56m) With ample wall and floor mounted units, stainless steel single drainer sink unit, splash tiled surround, electric NEFF microwave and oven, gas hob with extractor fan over, plumbing for a washing machine, space for a fridge freezer, tiled floor, radiator, double glazed windows to rear and side elevations and double glazed door to side elevation.



BEDROOM 1

12' 1" x 11' 9" (3.68m x 3.58m) With double glazed window to rear elevation and radiator.

BEDROOM 2

8' 7" x 12' 2" (2.62m x 3.71m) With double glazed window to front elevation and radiator.



SHOWER ROOM

8' 3" x 6' 1" (2.51m x 1.85m) With suite to comprise of shower cubicle, low level WC and vanity wash hand basin, heated towel rail, part tiled surround and double glazed window to side elevation.

OUTSIDE

To the front there is a lawned garden with flower/shrub border. A concrete driveway to the side, with side light, gives access to the Single Garage and the rear of the property. To the rear there is a lawned garden with flower beds and border, vegetable bed, outside tap and shed with a double glazed window to the rear.

SINGLE GARAGE

With up and over door.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

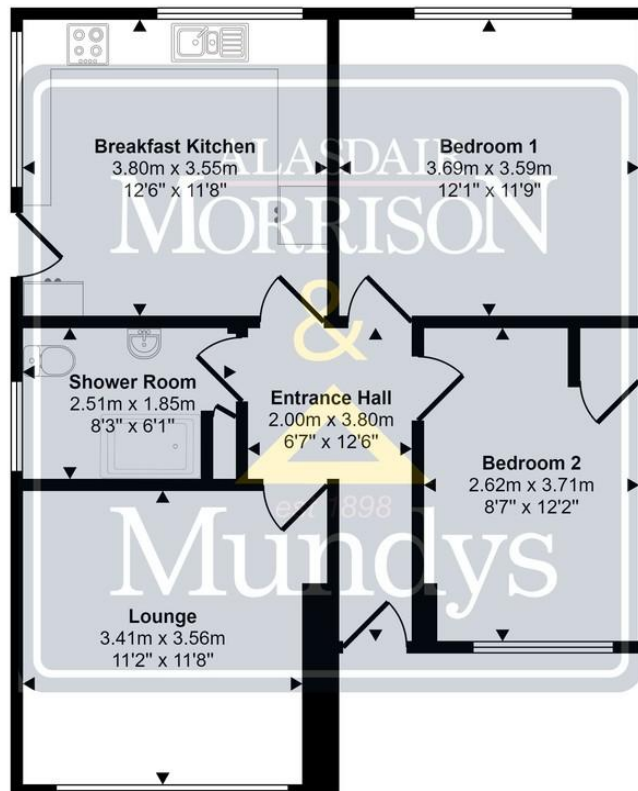
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
64 sq m / 685 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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