



159 Grove Street  
New Balderton, Newark, NG24 3AS

Price Guide £100,000

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## 159 Grove Street

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Price Guide £100,000 to £110,000  
**\*\*\*IDEAL FIRST TIME/INVESTMENT BUY WITH A GARAGE\*\*\*** This first floor maisonette would make an ideal first time buy/investment buy and is being sold with no upward chain. The accommodation comprises of an entrance hall with a cloak cupboard and stairs leading up to a spacious lounge with an over stairs storage cupboard, a modern white kitchen, two bedrooms with a storage cupboard in bedroom two and a modern three piece bathroom suite comprising of a WC, wash hand basin, heated towel rail and a panelled bath with a shower over. The property also benefits from gas central heating and a garage in a block.

This property is located with the popular area of Balderton and has access to many amenities to include the idyllic Balderton lake, supermarkets, schools, doctors and good transport links such as the A1, A46 & the A52.

Location: Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour & 15 minutes

This property is leasehold with 89 years remaining on the lease and has ground rent and maintenance charges of approximately £700 per year.



**Lounge**  
15'8 x 11'5 (4.78m x 3.48m)

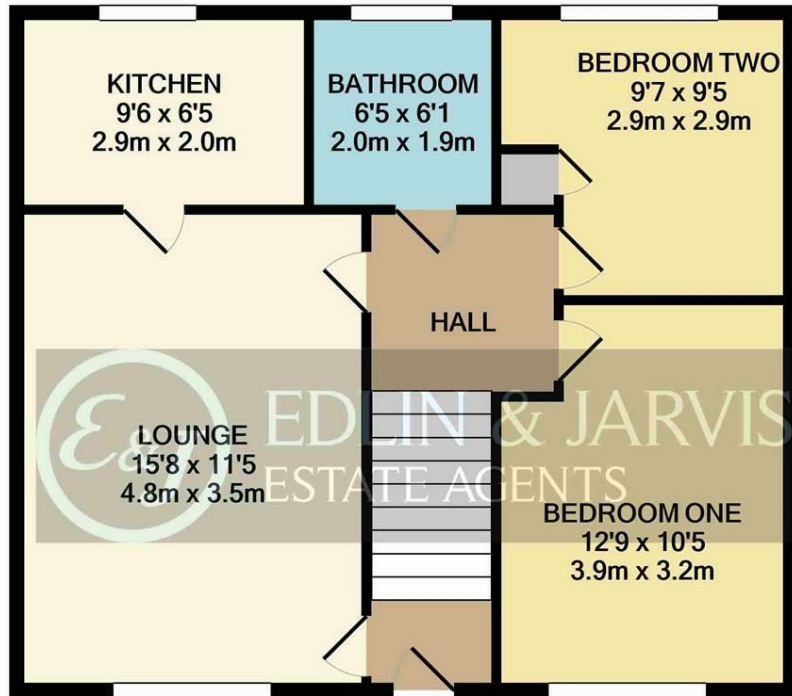
**Kitchen**  
9'6 x 6'5 (2.90m x 1.96m)

**Bedroom One**  
12'9 x 10'5 (3.89m x 3.18m)

**Bedroom Two**  
9'7 x 9'5 (2.92m x 2.87m)

**Bathroom**  
6'5 x 6'1 (1.96m x 1.85m)

## Floor Plan



TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing

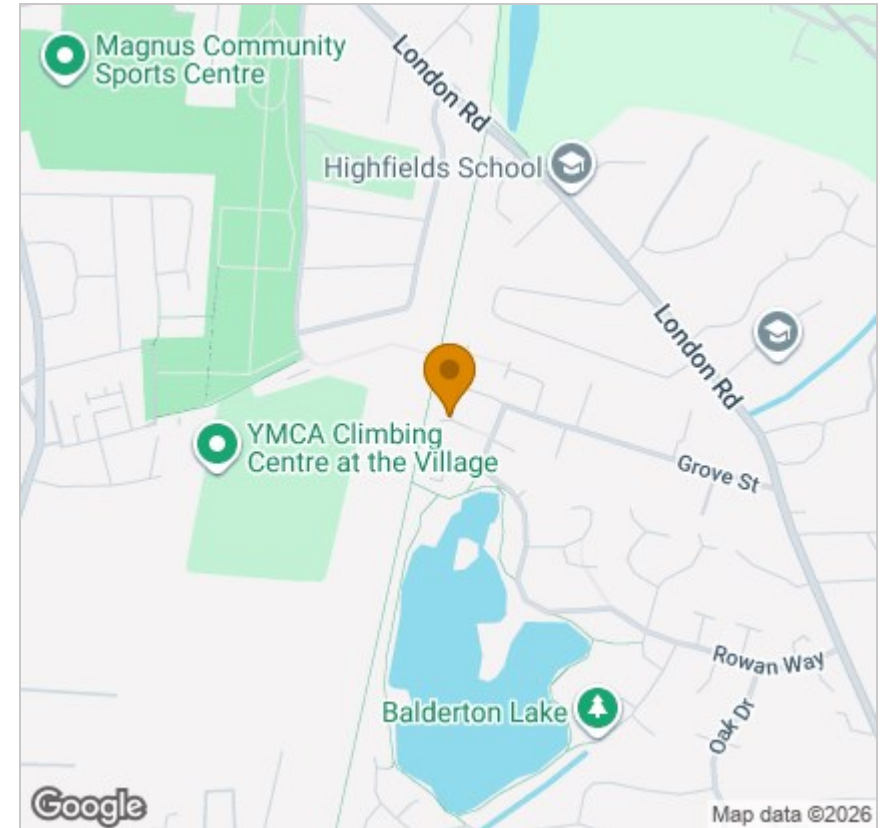
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

