



Nelson Road, Balderton



### Asking Price £220,000

- Detached Bungalow
- Two Double Bedrooms
- Kitchen & Spacious Lounge
- Modern Shower Room
- Low Maintenance Gardens
- Generous Driveway & Single Garage
- No Chain
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: C



MARKETED WITH NO CHAIN. Enjoying a SOUTH FACING rear garden, this detached bungalow benefits from 18 x SOLAR PANELS (leased through A Shade Greener) and represents fantastic low maintenance living. The bungalow's accommodation comprises: entrance hallway with useful storage cupboard, spacious lounge with bay window, kitchen with provision for free standing cooker, modern shower room and two bedrooms, one of which having fitted wardrobes and the other having a wash hand basin. Outside, the property has a gravelled frontage with a generous gated tarmac driveway to the side that leads to the single garage at the rear. The rest of the rear garden is gravelled and has a small paved seating area. Other features of this home include gas central heating and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

1.42m x 1.02m (4'8 x 3'4)

### Lounge

4.83m x 3.96m (15'10 x 13'0)

### Kitchen

3.61m x 2.44m (11'10 x 8'0)

### Bedroom One

3.68m x 2.97m (12'1 x 9'9)

### Bedroom Two

3.40m x 2.72m (11'2 x 8'11)

### Shower Room

2.06m x 1.65m (6'9 x 5'5)

### Solar Panels

The property benefits from 18 Solar Panels which are leased from 'A Shade Greener' the lease term is for 25 years and expires in July 2038. The owners benefit from free electricity as it is generated, any surplus electricity is transferred to A Shade Greener. Please contact the office for further details.



## Services

Mains gas, electricity, water and drainage are connected.

## Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

## Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

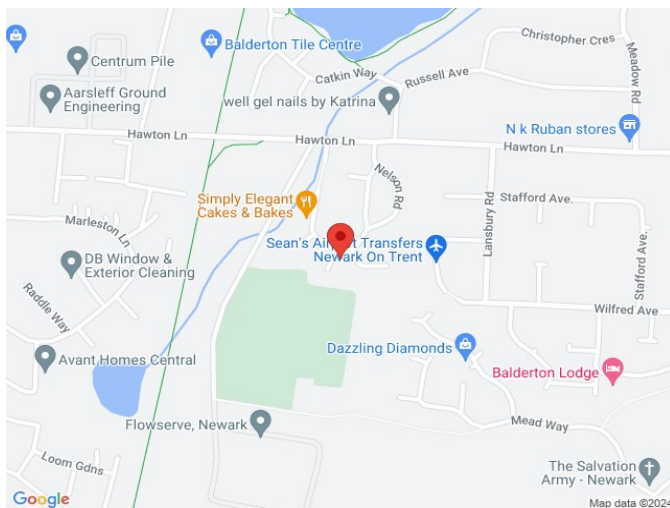
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



# Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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