



Queen Street, Balderton

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Guide Price £230,000 to £235,000



Key Features

- Detached Bungalow
- Two DOUBLE Bedrooms
- Modern Breakfast Kitchen
- Lounge/Diner & Bathroom
- Generous Rear Garden
- Tarmac Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying a pleasant position within a popular cul-de-sac in the heart of Balderton, this detached bungalow benefits from being marketed with NO CHAIN and has superb access to a host of local amenities, as well as the A1 and into Newark Town Centre.

The bungalow's well maintained accommodation comprises: spacious lounge/diner with feature bow window, modern breakfast kitchen which has underfloor heating, a breakfast bar, four ring gas hob, electric oven, microwave and integrated dishwasher, two DOUBLE bedrooms, both having fitted storage facilities, and a quality three piece bathroom suite.

Outside, the bungalow has a tarmac driveway providing off street parking which leads down to a generous rear garden that is predominantly laid to lawn. Further benefits include UPVC double glazing, gas central heating, with additional electric underfloor heating to the breakfast kitchen, inner hallway and bathroom and a burglar alarm.

ACCOMMODATION - Rooms & Measurements

Lounge/Diner 5.03m x 2.90m (16'6 x 9'6)

Breakfast Kitchen 4.22m x 2.72m (13'10 x 8'11)

Bedroom One 3.91m x 2.95m (12'10 x 9'8)

Bedroom Two 2.97m x 2.72m (9'9 x 8'11)

Bathroom 1.98m x 1.65m (6'6 x 5'5)



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.

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. The report is located under the 'virtual tours' tab on the web portals.

Agent's Note - Sales Particulars

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 cannot be taken to be accurate, they are given as a guide only.



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.

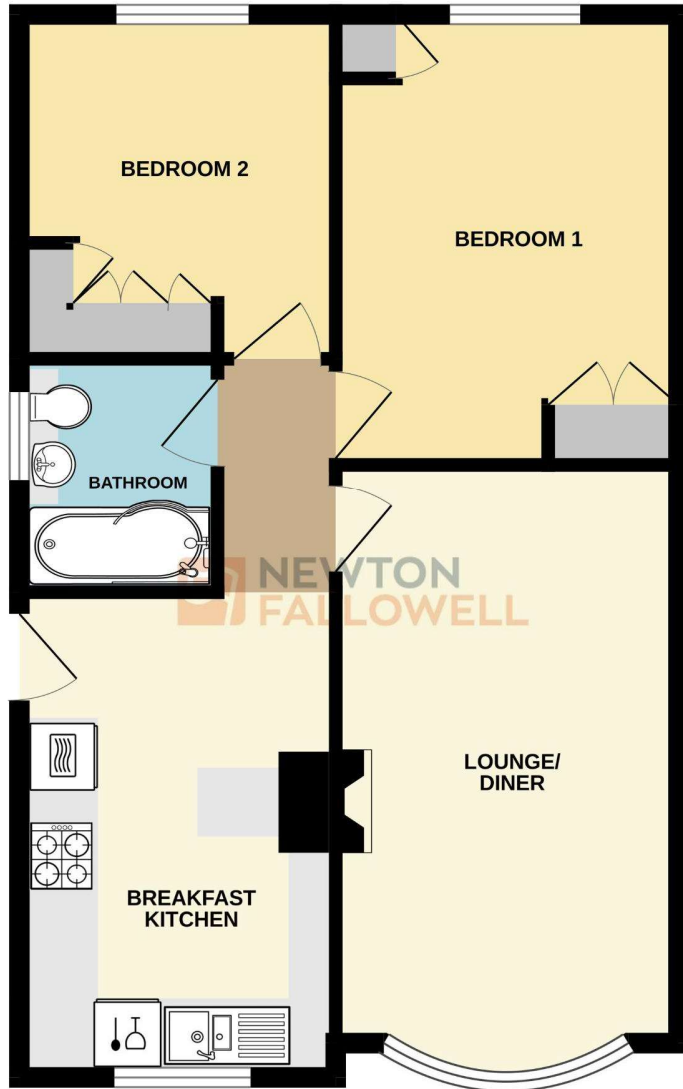
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

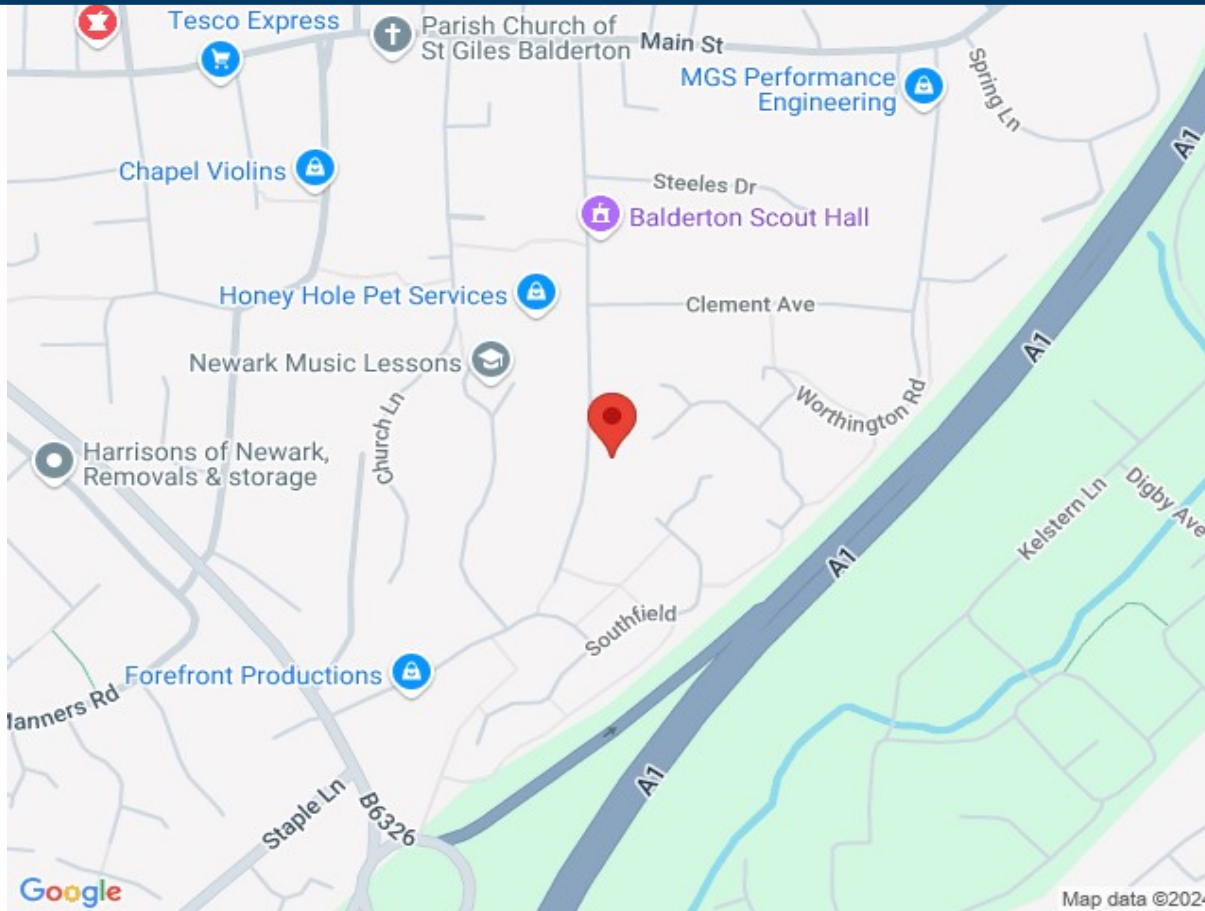
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
80	C	71 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

