



Bullpit Road, Balderton



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Asking Price £190,000



## Key Features

- Attractive Semi Detached Home
- Two Double Bedrooms
- F/F Four Piece Bathroom
- Two Generous Reception Rooms
- Extended Kitchen & Dining Room
- Extensive Rear Garden
- Council Tax Band: A
- EPC Rating: tbc
- Tenure: Freehold





MARKETED WITH NO CHAIN. Offering superb potential to further extend and improve, this attractive semi detached home is pleasantly positioned in a popular residential area of Balderton and represents a fantastic opportunity for a buyer to really make this home their own.

The property's accommodation comprises to the ground floor: entrance porch, hallway, spacious lounge, separate dining room and kitchen with provision for a free standing cooker. The first floor has two double bedrooms, both having a form of fitted storage, and a large four piece family bathroom suite.

Externally, the property sits on a wonderful plot, extending to approximately 0.12 acres. This home is approached with a generous block paved driveway and a variety of mature shrubs. Gates to the side of the property extend the driveway down through to the single garage. The rear garden is extensive in its length, with a large, paved seating area, brick outbuilding and a lawned area with a variety of mature plants, shrubs and trees to all borders. Other features of this home include gas central heating and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

Entrance Porch 2'8" x 5'10" (0.8m x 1.8m)

Entrance Hall 3'0" x 3'10" (0.9m x 1.2m)

Lounge 11'11" x 13'2" (3.6m x 4m)  
maximum measurements

Dining Room 8'3" x 14'5" (2.5m x 4.4m)  
maximum measurements

Kitchen 7'6" x 13'10" (2.3m x 4.2m)  
maximum measurements

### First Floor Landing

Bedroom One 8'11" x 11'11" (2.7m x 3.6m)  
maximum measurements

Bedroom Two 8'4" x 11'0" (2.5m x 3.4m)  
maximum measurements

Bathroom 7'7" x 7'10" (2.3m x 2.4m)





### Agent's Note - Windows

The property's windows are UPVC Double Glazed with the exception of the Pantry Window.

### 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 - 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 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.

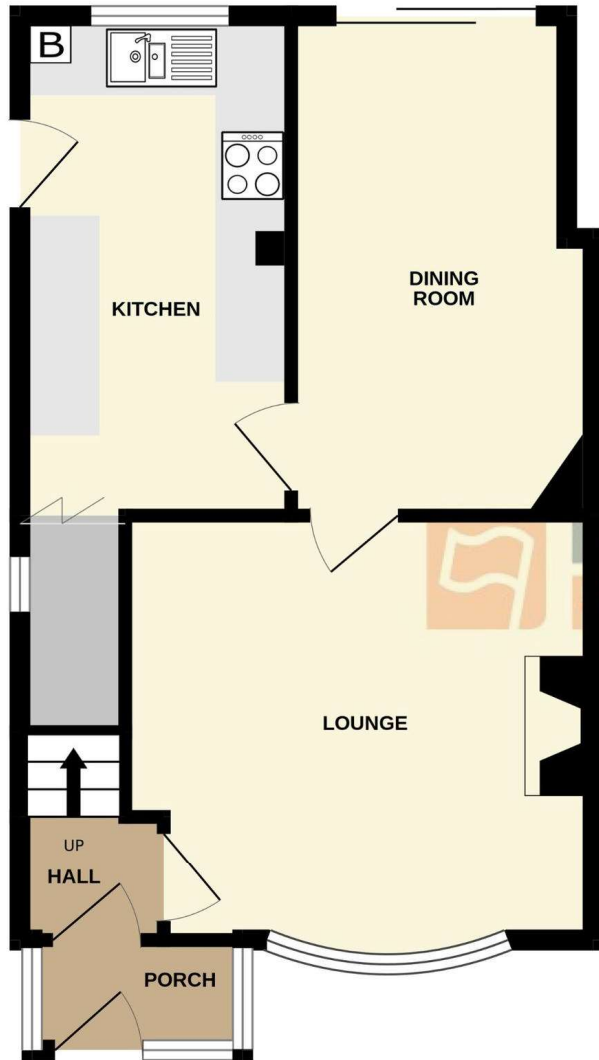
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

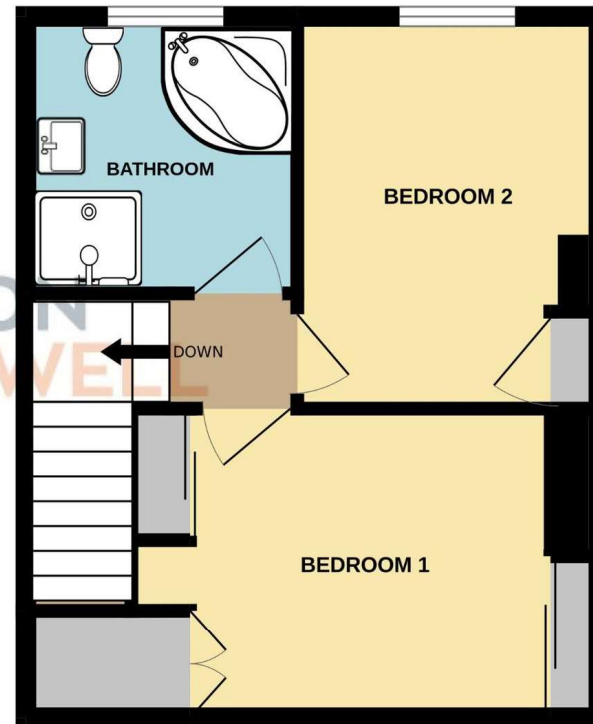
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



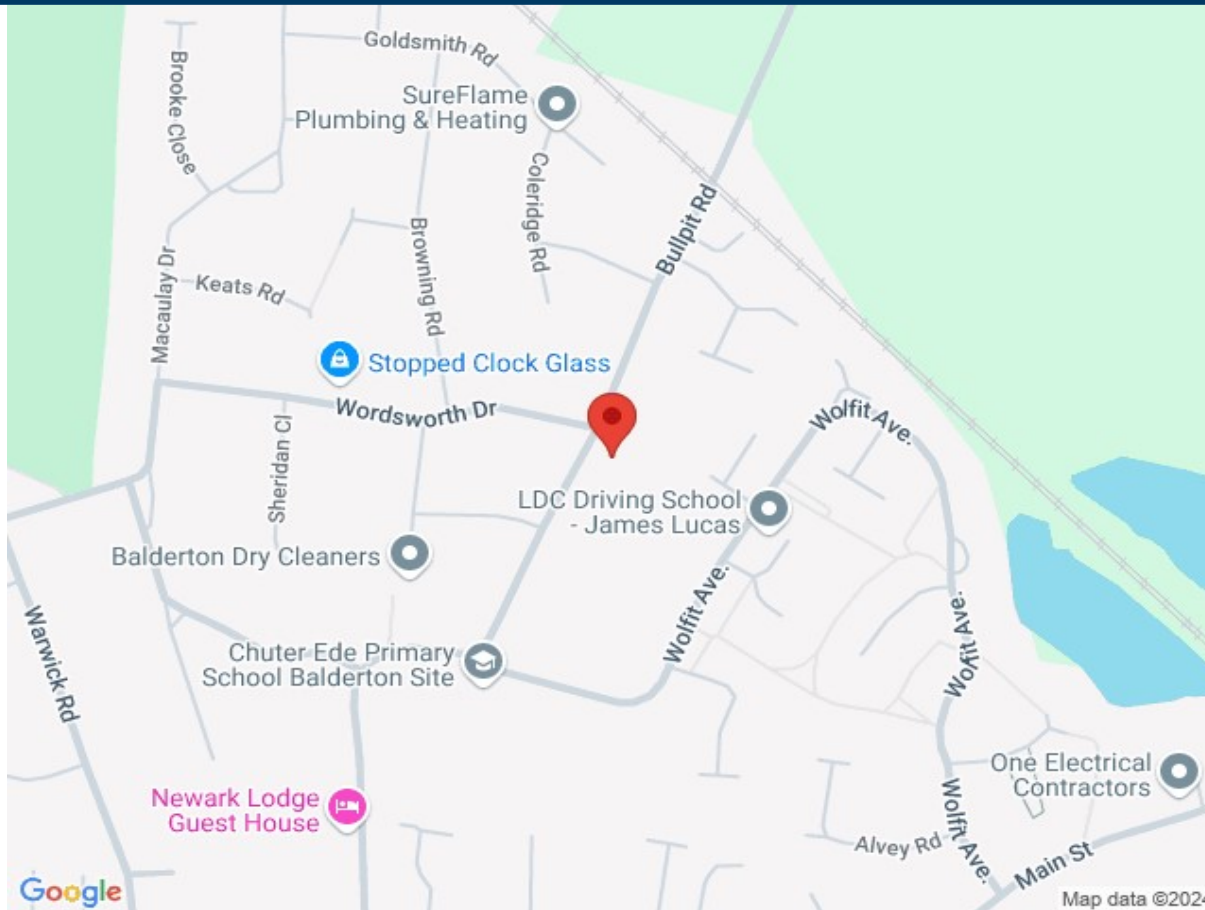
GROUND FLOOR



1ST FLOOR







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