



Grove Street, Balderton



3



1



2



Guide Price £110,000 to £120,000



## Key Features

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Renovation Required
- Council Tax Band: A
- EPC Rating: E
- Tenure: Freehold







Requiring a degree of modernisation throughout, this well proportioned mid terrace home boasts an extensive SOUTHERLY FACING rear garden and falls in a convenient location for a host of local amenities, making this home an ideal buy for a first time buyer or investment buyer.

The property accommodation comprises; spacious lounge, separate dining room, galley kitchen, ground floor bathroom, and to the first floor there are three well-proportioned bedrooms. The rear garden represents a blank canvas, perfect for a buyer to really make their own. The property benefits from UPVC double glazing, gas central heating and is marketed with NO CHAIN.



### ACCOMMODATION - Rooms & Measurements

Lounge 11'4" x 11'11" (3.5m x 3.6m)

Dining Room 11'11" x 12'5" (3.6m x 3.8m)

maximum measurements

Kitchen 6'10" x 12'1" (2.1m x 3.7m)

Ground Floor Bathroom 6'1" x 8'6" (1.9m x 2.6m)

maximum measurements

First Floor Landing

Bedroom One 11'6" x 11'11" (3.5m x 3.6m)

Bedroom Two 8'10" x 12'5" (2.7m x 3.8m)

Bedroom Three 6'6" x 13'11" (2m x 4.2m)

maximum measurements

### 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.

### 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

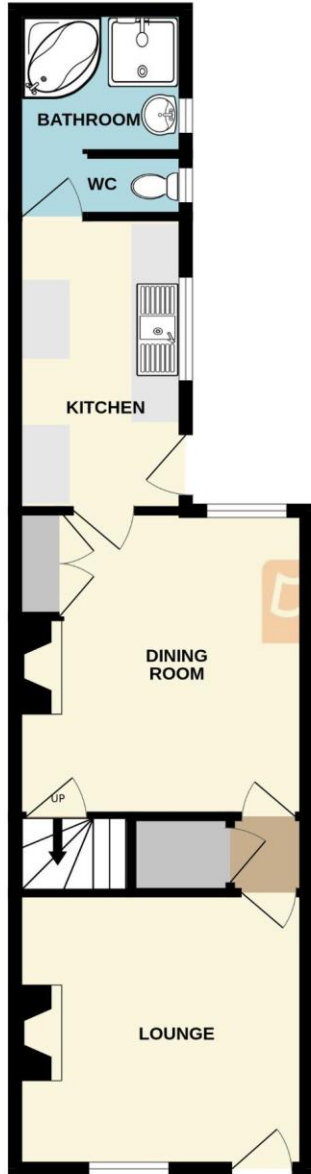
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

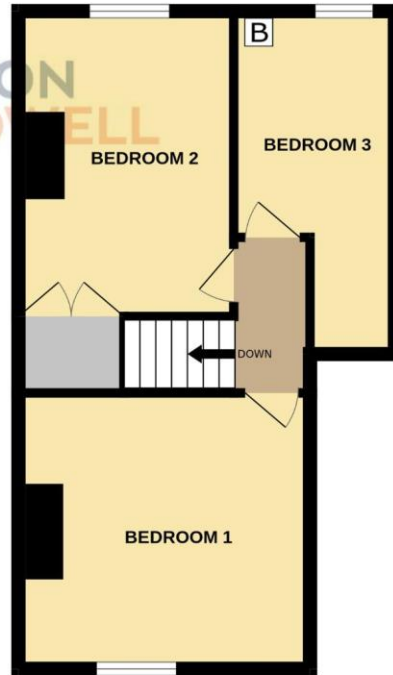
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

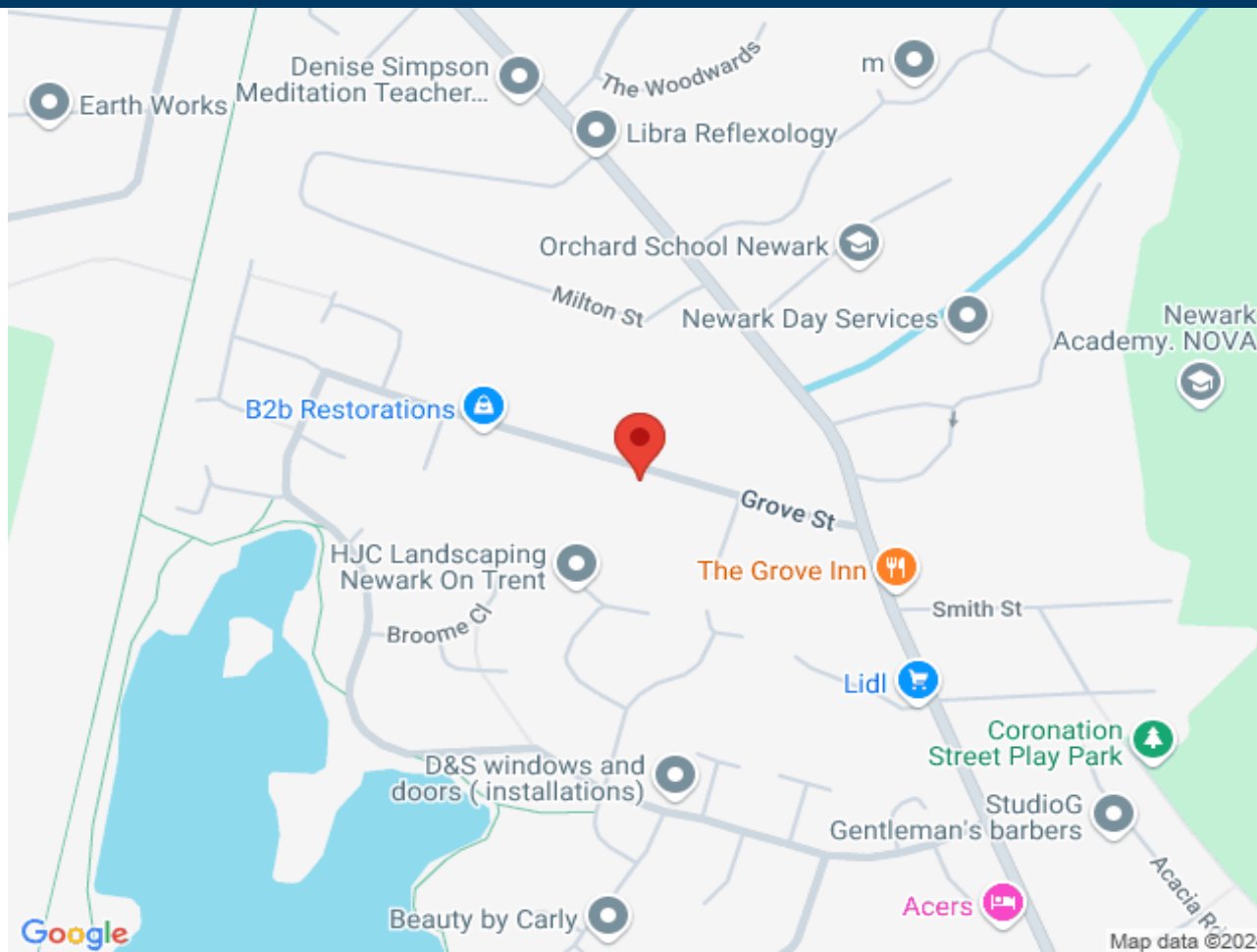
GROUND FLOOR



1ST FLOOR



NEWTON  
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

