



Alvey Road, Balderton



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Asking Price £220,000



Key Features

- Three Bedroom Detached House
- Popular Location
- Scope To Add Value
- Room To Extend (STP)
- Garage & Driveway
- Generous Gardens
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





A spacious three bedroom detached house that offers scope to improve and add value with the potential to extend (STP). Situated in a quiet cul-de-sac within the popular Balderton area of Newark, this property has huge potential throughout and is being sold with NO CHAIN.

The accommodation comprises of generous accommodation with, an entrance porch, entrance hall spacious open plan lounge diner and separate kitchen. To the first floor there are three bedrooms, bathroom and separate WC. The property further benefits from generous gardens to the front and rear, majority UPVC double glazing, garage and driveway.

ACCOMMODATION - Rooms & Measurements

Entrance Porch

Entrance Hallway

Lounge 14'10" x 10'11" (4.5m x 3.3m)
maximum measurements

Dining Area 9'7" x 9'7" (2.9m x 2.9m)

Kitchen 9'7" x 11'4" (2.9m x 3.5m)
maximum measurements

First Floor Landing

Bedroom One 10'10" x 12'10" (3.3m x 3.9m)

Bedroom Two 9'9" x 12'10" (3m x 3.9m)

Bedroom Three 7'10" x 8'2" (2.4m x 2.5m)

Bathroom 5'6" x 5'1" (1.7m x 1.5m)

Garage



Services

Solid fuel central heating, mains 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 - 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.



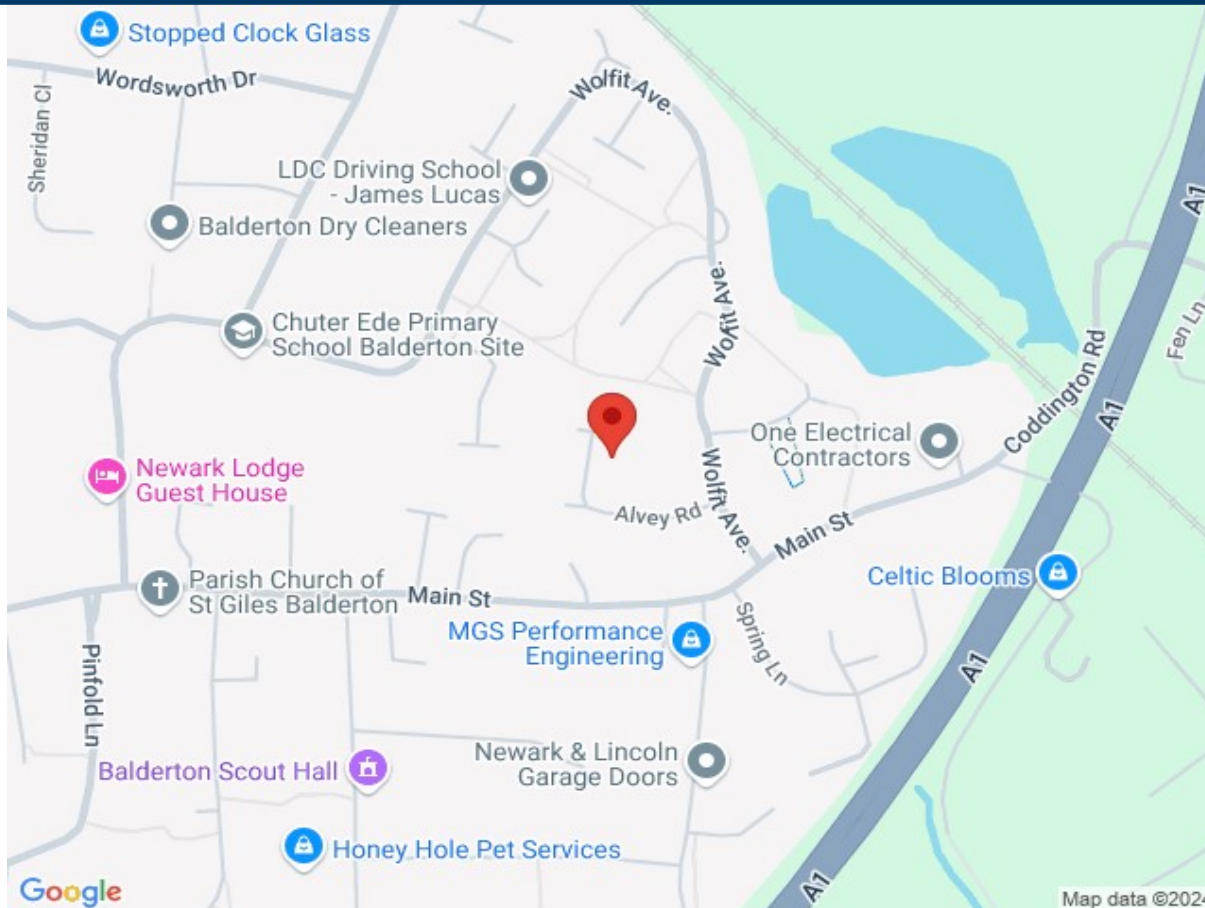
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

