



Wolfit Avenue, Balderton



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Guide Price £180,000 to £185,000



Key Features

- Spacious Semi Detached House
- Three Bedrooms
- GF Wc & F. Floor Bathroom
- Lounge & Separate Dining Kitchen
- Utility Room & Store
- Potential Off Road Parking
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





A spacious three bedroom semi-detached house situated in a popular area of Balderton within very close walking distance of "Chuter Ede" primary school and the local shops. The accommodation comprises entrance hall with underfloor heating, GF WC, dual aspect lounge, fitted dining kitchen, separate utility room and storeroom. To the first floor there are three bedrooms and a bathroom. The property benefits from gas central heating, UPVC double glazing and an enclosed rear South Easterly facing garden. The property has potential off road parking to the front (subject to planning).

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'4" x 15'2" (1.9m x 4.6m)
maximum measurements

Ground Floor WC 3'0" x 4'7" (0.9m x 1.4m)

Lounge 11'3" x 12'6" (3.4m x 3.8m)

Kitchen/Diner 11'11" x 14'8" (3.6m x 4.5m)
maximum measurements

Store/Utility Area 5'9" x 16'7" (1.8m x 5.1m)
maximum measurements

First Floor Landing

Bedroom One 11'3" x 12'6" (3.4m x 3.8m)
maximum measurements

Bedroom Two 11'3" x 11'11" (3.4m x 3.6m)
maximum measurements

Bedroom Three 7'10" x 9'2" (2.4m x 2.8m)
maximum measurements

Bathroom 5'6" x 6'4" (1.7m x 1.9m)



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



