



Milton Street, Balderton

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Guide Price £160,000 to £170,000



Key Features

- Quirky Character Cottage
- Three Bedrooms
- Generous Lounge
- Dual Aspect Dining Kitchen
- Quality Ground Floor Bathroom
- Off Street Parking
- No Chain
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





Enjoying a discreet tucked away position in a well served area of Balderton, this quirky characterful home is marketed with NO CHAIN and hugely benefits from its own private off street parking. The property's accommodation comprises: inviting entrance hallway, dual aspect lounge with log burning stove and sliding doors to the garden, generous dining kitchen with four ring electric hob, electric oven, fridge and freezer, quality family bathroom suite, bedroom/study and to the first floor there is a generous double bedroom and another bedroom. Externally, a dropped kerb vehicular access offers off road parking for one vehicle on a blocked paved driveway with a brick and gated entrance opening through to the property and garden. The main garden has a paved pathway leading down to a generous patio, artificial grass and low maintenance gravelled planting areas. Other features of this home include gas central heating (boiler replaced in April 2022) and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 15'11" x 5'8" (4.9m x 1.7m)

Lounge 15'9" x 11'0" (4.8m x 3.4m)

Dining Kitchen 15'11" x 13'11" (4.9m x 4.2m)

Ground Floor Bathroom 8'7" x 5'7" (2.6m x 1.7m)
maximum measurements

Study/Bedroom Two 8'6" x 6'8" (2.6m x 2m)

First Floor Landing

Bedroom One 15'10" x 10'8" (4.8m x 3.3m)

Bedroom Three 8'7" x 6'0" (2.6m x 1.8m)



Agent's Note - Rear Access

The passageway at the back of 2a Milton Street belongs to an occupier on London Road but the property is allowed access to maintain windows etc.

Services

Mains gas, electricity, water and drainage are connected.

Balderton

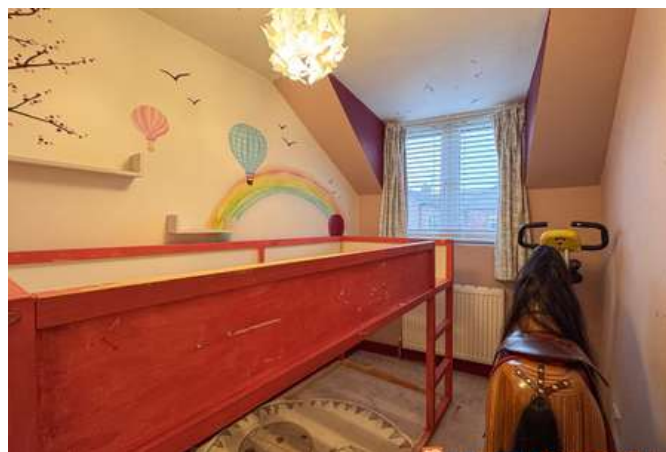
Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark 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 - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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 choose to arrange a survey through them. For more information, please call the office.



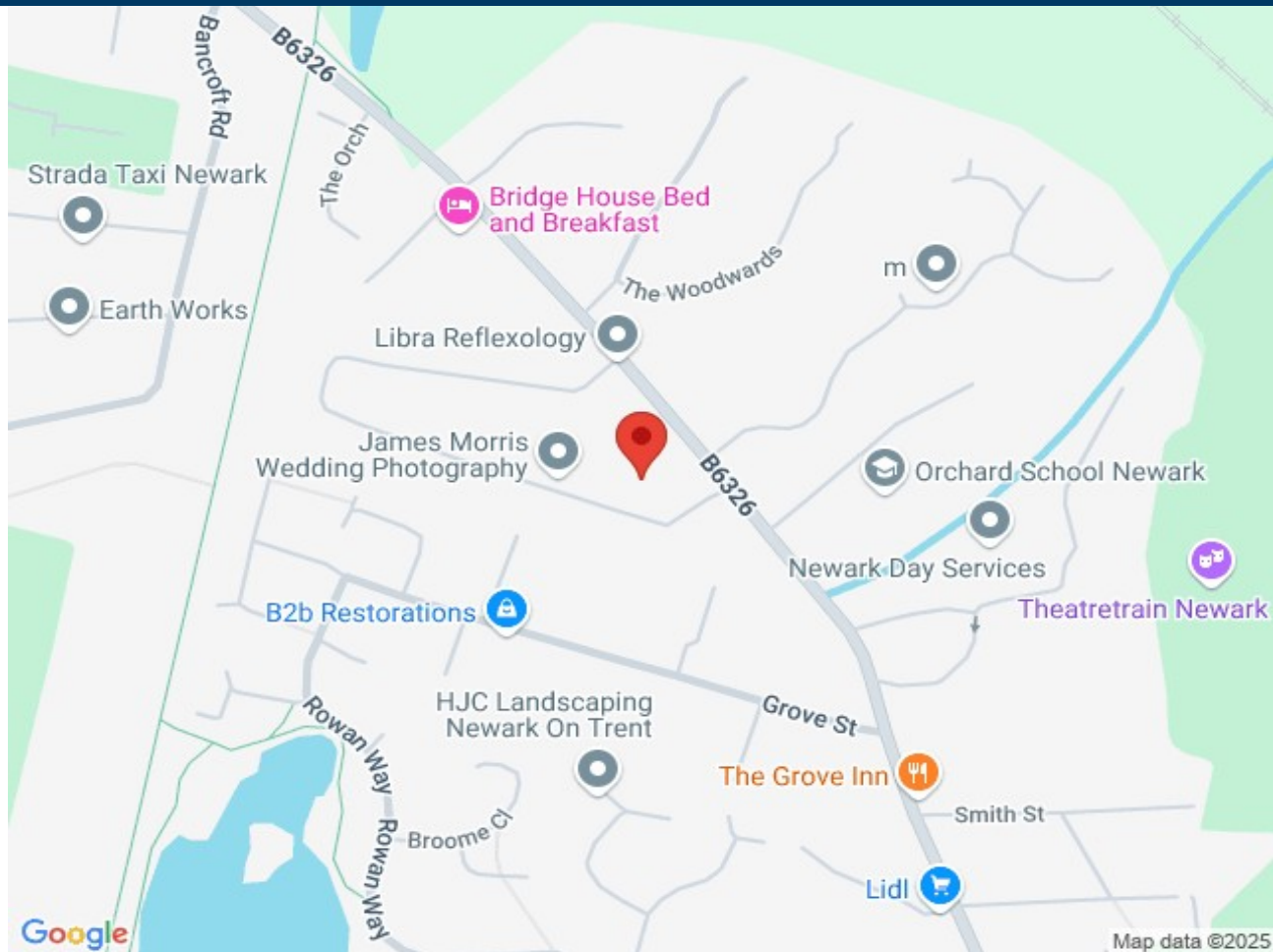
GROUND FLOOR



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		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

