



Chaucer Road, Balderton



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Asking Price £230,000



Key Features

- Detached Bungalow
- Two/Three Bedrooms
- Lounge & Conservatory
- Dining Kitchen & Shower Room
- South Facing Private Rear Garden
- Off Street Parking
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN. Occupying a pleasant position within the popular Balderton area, this detached bungalow enjoys a delightful private SOUTH FACING rear garden and offers huge potential for a buyer to add value to. Requiring a degree of modernisation, this home is a blank canvas but would lend itself to cosmetic enhancement.

The bungalow's accommodation comprises: entrance hallway, spacious lounge with bow window, dining kitchen with provision for free standing cooker, plumbing for a washing machine and integrated fridge/freezer, with a door to a store housing the central heating boiler and sliding doors opening to the conservatory which has French doors to access the rear garden. From the hallway, there is also access to a shower room, and two double bedrooms, one of which having a further room off that could act as third bedroom or dressing room.

Outside, the property is approached with a wrought iron gated driveway which opens through to a driveway providing off street parking, whilst also giving access to a single garage. There is a further lawned frontage with plants/shrubs to borders. The rear garden offers a wonderful degree of privacy. It enjoys a generous paved seating area, lawned area, and a range of mature shrubs to borders. Other features include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 12'9" x 6'6" (3.9m x 2m)
maximum measurements

Lounge 15'0" x 11'10" (4.6m x 3.6m)
maximum measurements

Dining Kitchen 12'10" x 11'1" (3.9m x 3.4m)
maximum measurements

Store 5'8" x 2'9" (1.7m x 0.8m)

Conservatory 9'10" x 9'3" (3m x 2.8m)

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

Bedroom Two 11'3" x 9'6" (3.4m x 2.9m)
maximum measurements

Bedroom Three/Dressing Room 8'0" x 6'11" (2.4m x 2.1m)

Shower Room 8'3" x 5'10" (2.5m x 1.8m)

Garage 15'8" x 8'1" (4.8m x 2.5m)



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



