



Southfield, Balderton



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Guide Price £160,000 to £170,000



Key Features

- Modern Terraced Home
- Three Bedrooms
- Lounge & Dining Kitchen
- F/F Bathroom & G/F WC
- Enclosed Rear Garden
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Offering superb access to the A1 and a host of local amenities, this modern three bedroom home is situated in the popular Balderton area of Newark and would make an excellent first time buy. Requiring a degree of modernisation with potential to add value, this home also has the added benefits of a single garage and driveway to the rear.

This spacious home has accommodation comprising to the ground floor: an entrance hall, W/C, lounge and dining kitchen with French doors to the rear garden as well as having a four-ring electric hob and electric oven below. To the first floor, there is a quality shower room and three bedrooms, two of which having a form of fitted/built in storage.

Other features of this home include UPVC double glazing, electric heating (gas is connected to the property), an enclosed rear garden that is predominantly laid to lawn with shared access to the garage and driveway to the rear. The property benefits from being situated within Chuter Ede school catchment.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'8" x 3'1" (2m x 0.9m)

Ground Floor WC 5'5" x 2'6" (1.7m x 0.8m)

Lounge 14'11" x 14'0" (4.5m x 4.3m)

Dining Kitchen 14'10" x 9'5" (4.5m x 2.9m)

First Floor Landing

Bedroom One 12'5" x 11'1" (3.8m x 3.4m)
maximum measurements

Bedroom Two 10'10" x 9'7" (3.3m x 2.9m)
maximum measurements

Bedroom Three 7'10" x 6'4" (2.4m x 1.9m)

Shower Room 6'6" x 6'3" (2m x 1.9m)

Garage 16'5" x 8'2" (5m x 2.5m)



Agent's Note - Shared Access

The property has shared access to the garage and parking at the rear.

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

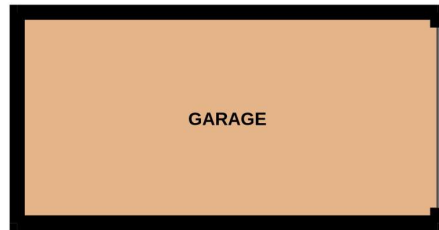
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

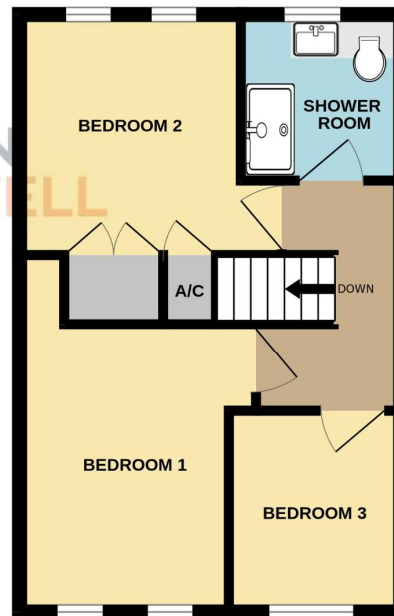
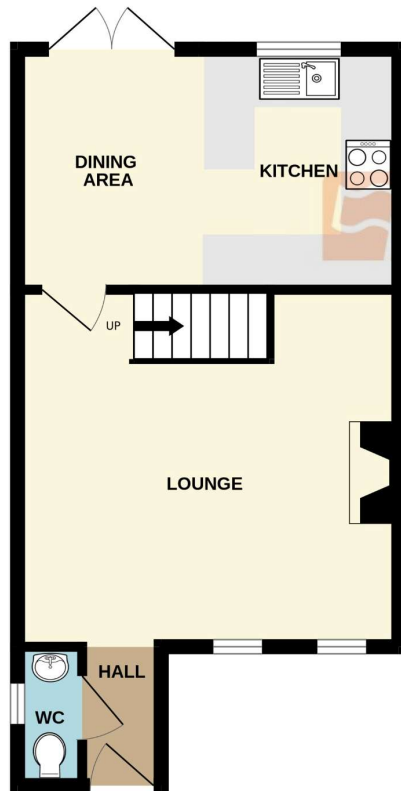
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.

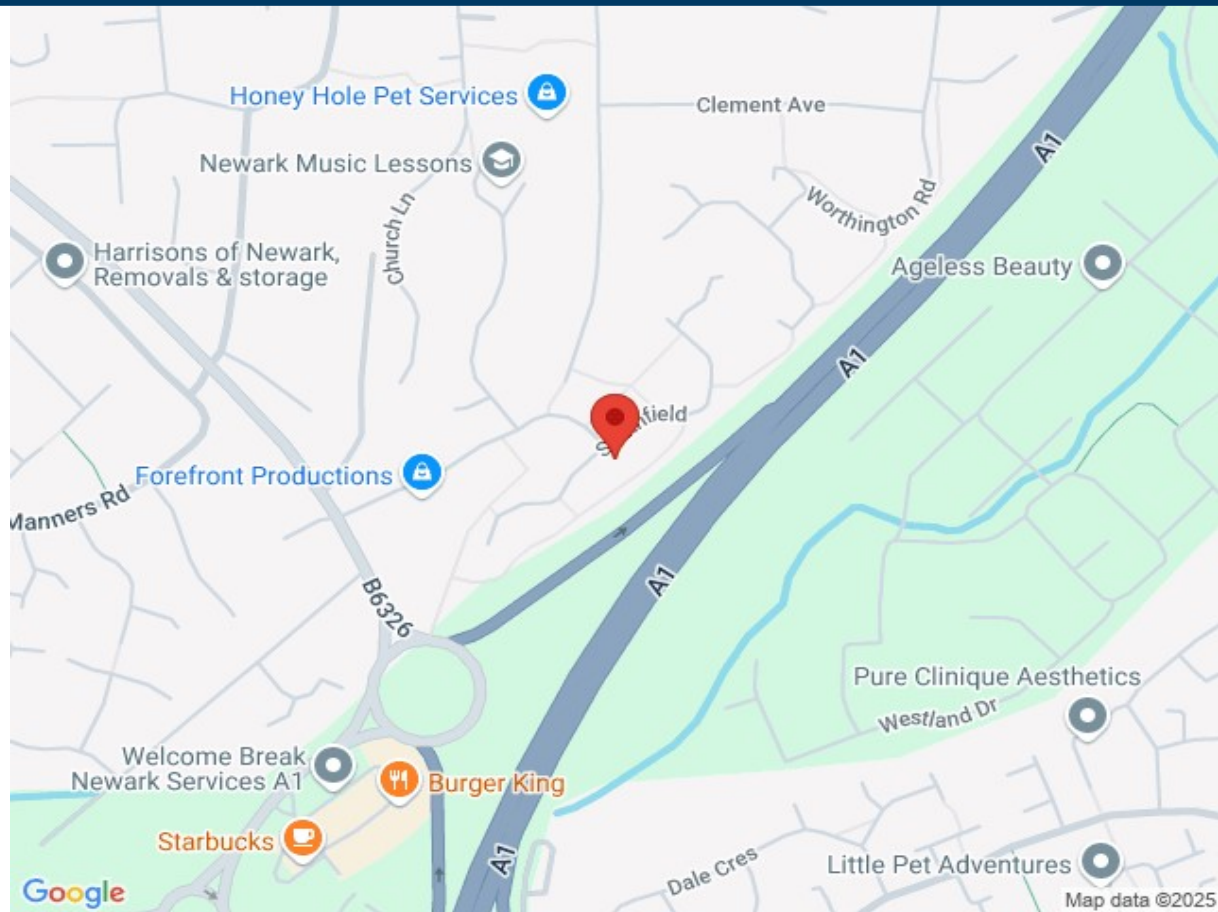


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

