



Baines Avenue, Balderton

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Guide Price £170,000 to £180,000



Key Features

- Semi Detached Home
- Two Double Bedrooms
- Dining Kitchen & Spacious Lounge
- First Floor Bathroom
- South Facing Rear Garden
- Ample Off Street Parking
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





Representing a fantastic first time home, this traditional semi-detached home is conveniently located in the heart of Balderton, falling within easy access to local amenities, Newark town centre and the A1 whilst offering good Primary School catchments. The property hugely benefits from a generous driveway, SOUTH FACING rear garden and offers scope for extension if required (subject to relevant planning).

The property's accommodation comprises to the ground floor: entrance hallway, spacious lounge, dining kitchen with understairs storage cupboard, four ring electric hob and electric oven below, with the first floor having two double bedrooms and a family bathrooms suite.

Outside, this home enjoys a concrete and gravelled driveway to the front and side, providing ample off road parking, whilst the rear garden is SOUTH FACING and majority laid to lawn with paved outdoor seating area and partly walled boundary. Other features include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 3'10" x 3'5" (1.2m x 1m)

Lounge 12'0" x 11'9" (3.7m x 3.6m)
maximum measurements

Dining Kitchen 14'11" x 10'0" (4.5m x 3m)
maximum measurements

First Floor Landing

Bedroom One 12'1" x 11'9" (3.7m x 3.6m)

Bedroom Two 10'0" x 7'10" (3m x 2.4m)

Bathroom 7'1" x 6'7" (2.2m x 2m)



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

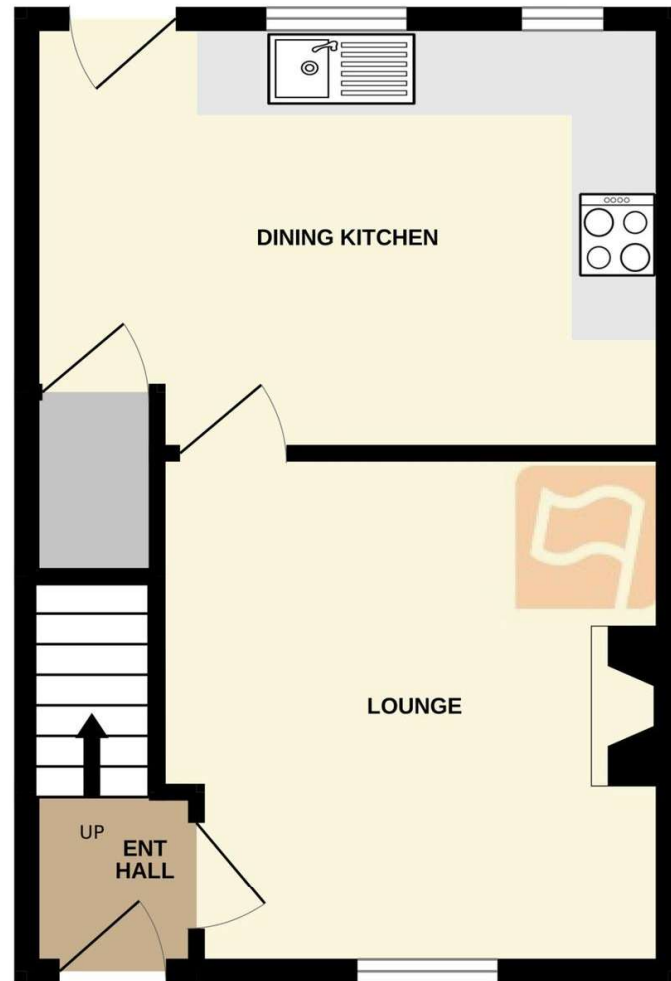
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

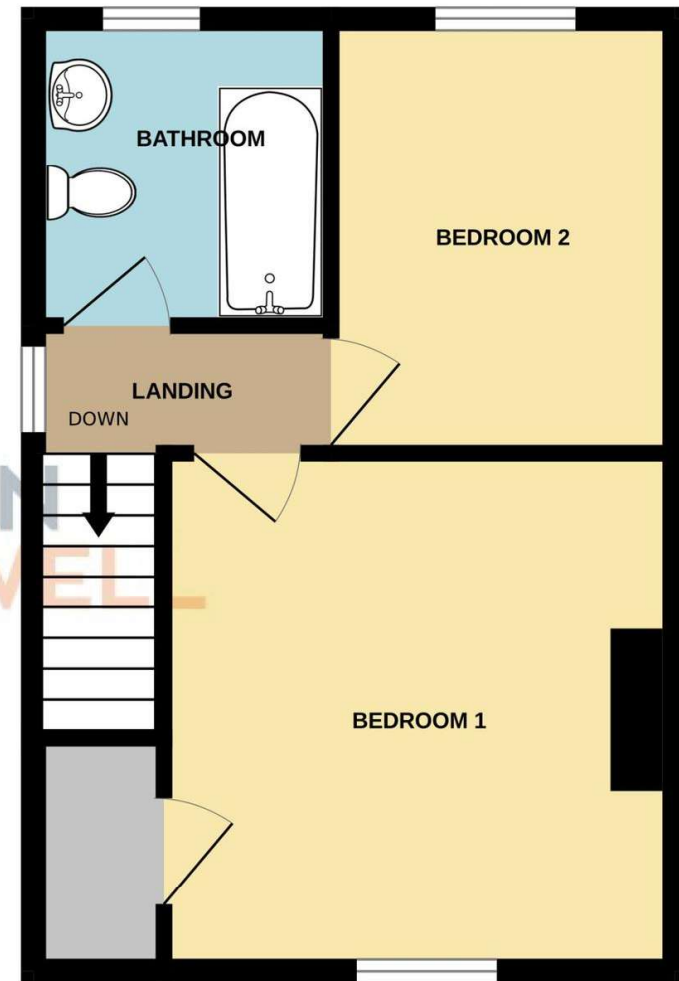
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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

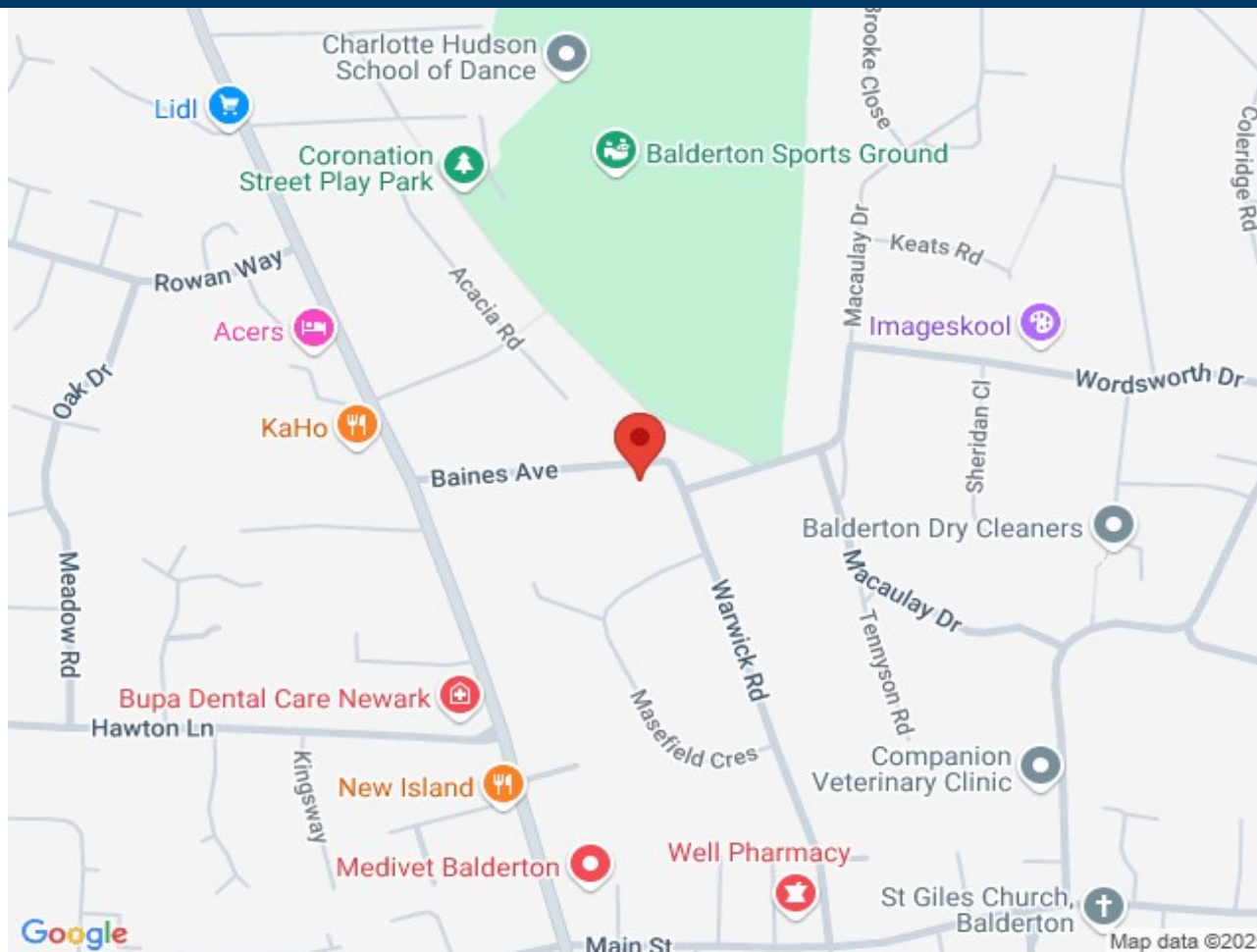


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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