



Chaucer Road, Balderton



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Guide Price £280,000 to £290,000



Key Features

- Double Bay Fronted Home
- Semi Detached Bungalow
- Three Double Bedrooms
- Ensuite & Shower Room
- Breakfast Kitchen & Utility Room
- Spacious Lounge & Conservatory
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Occupying a delightful location within Balderton with a gorgeous private SOUTH FACING rear garden lies this immaculately presented, double bay fronted semi-detached bungalow which falls within a popular residential area with easy access to a host of local amenities and represents a home ready to move straight into.

The bungalow's accommodation comprises: entrance porch, inviting entrance hallway, spacious bay fronted lounge, beautiful breakfast kitchen benefiting from ample storage, under unit lighting, electric oven and electric hob, utility room, conservatory with doors sliding open to the rear garden, quality shower room and three DOUBLE bedrooms with one boasting an ensuite shower room and another having a bay window.

Externally, the property is approached with a low maintenance frontage with a driveway providing off street parking. The beautiful enclosed rear garden profits from a fantastic degree of privacy and is predominantly laid to lawn with a generous paved seating area, two raised beds, and space for a garden shed. The property has gas central heating and UPVC double glazing throughout.



ACCOMMODATION - Rooms & Measurements

Entrance Porch

Entrance Hallway 8'6" x 5'7" (2.6m x 1.7m)

Lounge 14'8" x 13'0" (4.5m x 4m)
maximum measurements into bay window

Breakfast Kitchen 14'6" x 11'7" (4.4m x 3.5m)
maximum measurements

Utility Room 8'2" x 4'4" (2.5m x 1.3m)

Conservatory 9'4" x 8'3" (2.8m x 2.5m)

Bedroom One 12'10" x 8'2" (3.9m x 2.5m)

Ensuite Shower Room 8'2" x 3'3" (2.5m x 1m)

Bedroom Two 12'11" x 11'1" (3.9m x 3.4m)
maximum measurements into bay window

Bedroom Three 10'8" x 8'1" (3.3m x 2.5m)

Shower Room 6'11" x 5'6" (2.1m x 1.7m)



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 chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



