



Jericho Road, Balderton



3



1



2

Guide Price £210,000 to £220,000



Key Features

- Modern Semi Detached House
- Three Bedrooms
- Modern Kitchen & Shower Room
- Lounge & Dining Room
- Ground Floor WC
- Private Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





A very nicely presented three bedroom semi detached house, situated at the head of a quiet cul de sac and located within the popular and well served area of Balderton.

This property has undergone recent improvements which include a Wren kitchen and a shower room. The accommodation comprises of entrance hall, ground floor WC, lounge with feature fireplace and gas fire, open to the dining room having French doors leading to the rear garden, kitchen with integrated appliances of dishwasher, oven, hob, washing machine and fridge freezer. To the first floor there are three bedrooms and the shower room.

The property benefits from gas central heating, UPVC double lazing, garage & driveway and an enclosed rear garden.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Ground Floor WC 5'10" x 2'11" (1.8m x 0.9m)

Lounge 15'1" x 14'3" (4.6m x 4.3m)
maximum measurements

Dining Room 9'0" x 7'0" (2.7m x 2.1m)

Kitchen 9'0" x 7'11" (2.7m x 2.4m)

First Floor Landing

Bedroom One 14'6" x 8'9" (4.4m x 2.7m)
maximum measurements

Bedroom Two 9'2" x 8'8" (2.8m x 2.6m)
maximum measurements

Bedroom Three 13'1" x 6'6" (4m x 2m)
maximum measurements

Shower Room 6'2" x 6'1" (1.9m x 1.9m)

Garage 16'10" x 8'3" (5.1m x 2.5m)



Agent's Note - Driveway

There is an initial very small area of shared driveway with the neighbouring property before this property's private drive.

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.

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.

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.



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.

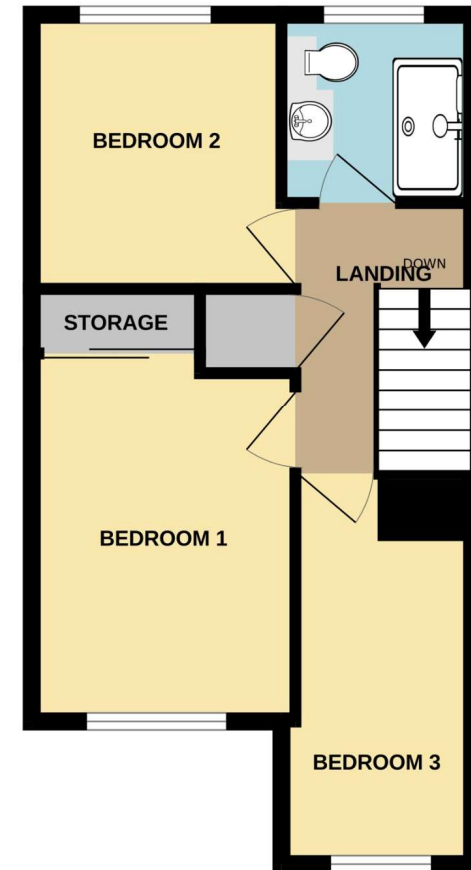
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

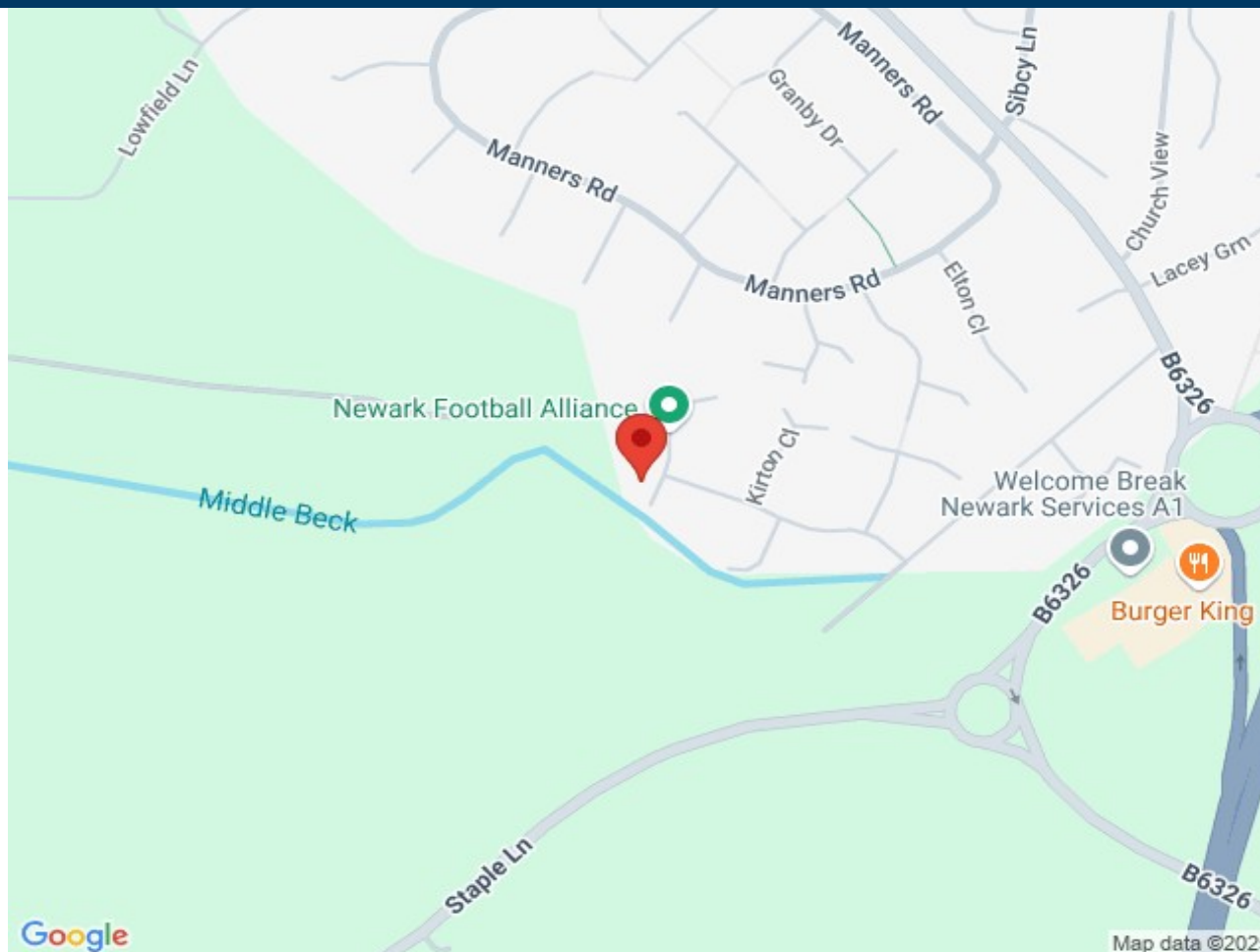


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		