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ESTATE AGENTS



14 Bilton Close  
, Balderton, NG24 3GS

Guide Price £145,000



## 14 Bilton Close

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\*\*\* GUIDE PRICE £145,000 To £150,000\*\*\* NO UPWARD CHAIN \*\*\* This two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and investors alike. With a guide price ranging from £145,000 to £150,000, this property is not only affordable but also offers a no upward chain purchase.

The home features a welcoming lounge, perfect for relaxation and entertaining. The kitchen diner is well-appointed, providing a comfortable space for family meals and gatherings. On the first floor, you will find two bedrooms, along with a well-equipped bathroom, catering to all your living needs.

The property boasts a private rear garden that is not overlooked, offering a tranquil outdoor space for leisure and enjoyment. To the front, a small lawned area and a path lead to the entrance, enhancing the home's curb appeal. Additionally, the two allocated parking spaces ensure convenience for residents and guests.

Situated close to local amenities, this residence is only 3.1 miles from the town centre, making it an ideal location for those who appreciate both community and accessibility. With major road links and two train stations nearby, commuting and exploring the surrounding areas is effortless.

In summary, this house in Balderton is a wonderful opportunity for anyone seeking a comfortable and convenient home. With its appealing features and prime location.

### Entrance Hall





**Lounge**  
15'8 x 12'9 (4.78m x 3.89m)

**Kitchen / Diner**  
12'9 x 8'2 (3.89m x 2.49m)

**Landing**

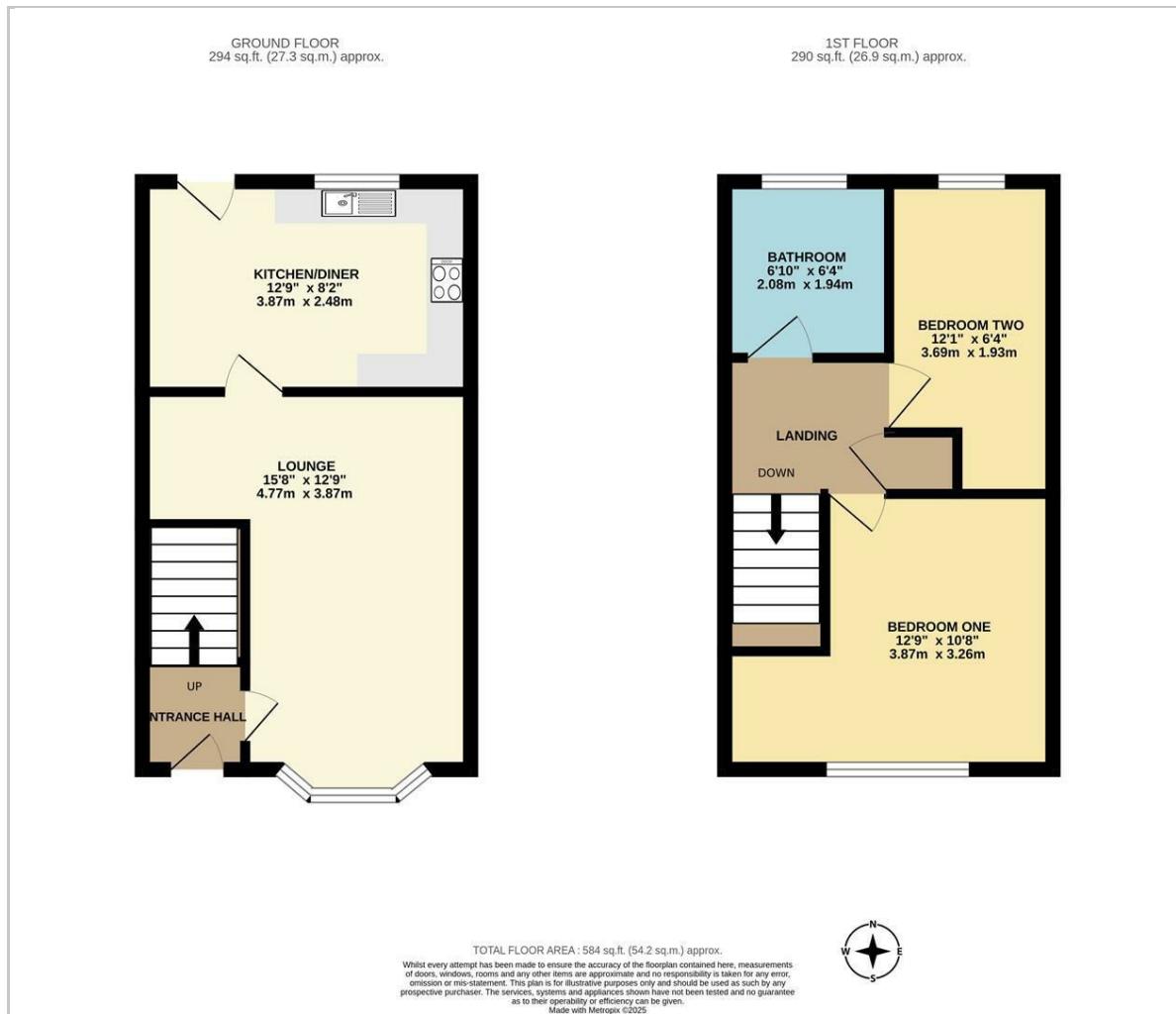
**Bedroom One**  
12'9 x 10'8 (3.89m x 3.25m)

**Bedroom Two**  
12'1 x 6'4 (3.68m x 1.93m)

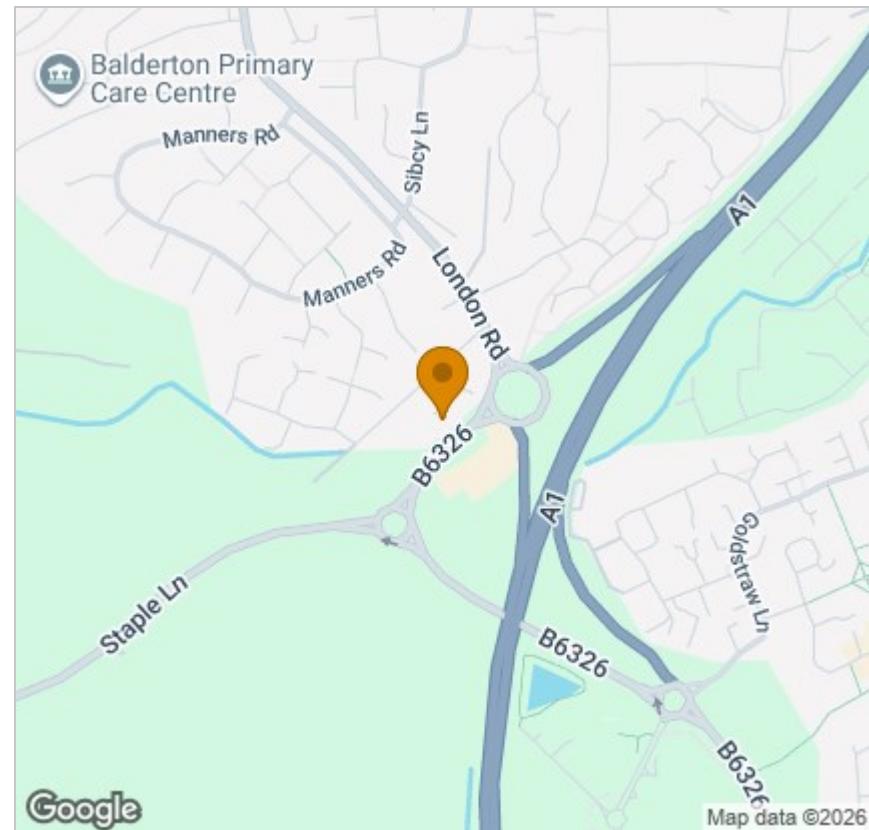
**Bathroom**  
6'10 x 6'4 (2.08m x 1.93m)



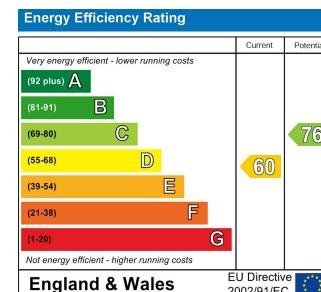
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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