



Willow Road, Balderton



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Asking Price £120,000



Key Features

- Superb Quarter House
- Recently Renovated
- One Double Bedroom
- L-Shaped Lounge/Diner
- Delightful Kitchen & Shower Room
- Generous Enclosed Garden
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Having been tastefully renovated throughout by the current owner, this delightful, modernised quarter house would make an ideal first-time home or low-maintenance investment opportunity. Enjoying a peaceful position in a quiet cul-de-sac, this home falls within close distance to the popular Balderton lake and provides fantastic access to the A1 and Newark town centre.

The property's accommodation comprises: spacious dual aspect L-shaped lounge/diner, quality kitchen with induction hob, electric oven and integrated fridge, generous dual aspect double bedroom with built in storage, and a marvellous shower room.

Outside, the property boasts **TWO ALLOCATED PARKING SPACES**, and a private garden that is deceptive in its size, and includes a paved seating area, lawned area and offers great potential for a buyer to make it their own. Other features include upgraded Wi-fi controlled electric heaters and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, **UNDER THE VIRTUAL TOUR TAB** on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes **FURTHER MATERIAL INFORMATION**, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.

ACCOMMODATION - Rooms & Measurements

Lounge/Diner 15'7" x 13'7" (4.7m x 4.1m)

maximum measurements

Kitchen 6'7" x 5'11" (2m x 1.8m)

First Floor Landing

Double Bedroom 13'7" x 7'11" (4.1m x 2.4m)

Shower Room 7'3" x 6'1" (2.2m x 1.9m)

maximum measurements

Services

Electricity, water and drainage are connected.

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.

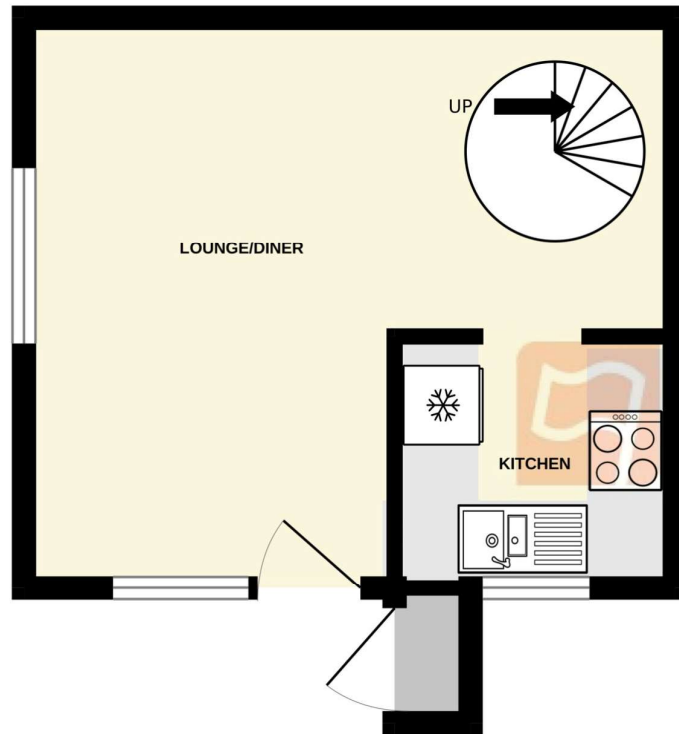
Anti-Money Laundering Regulations

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.

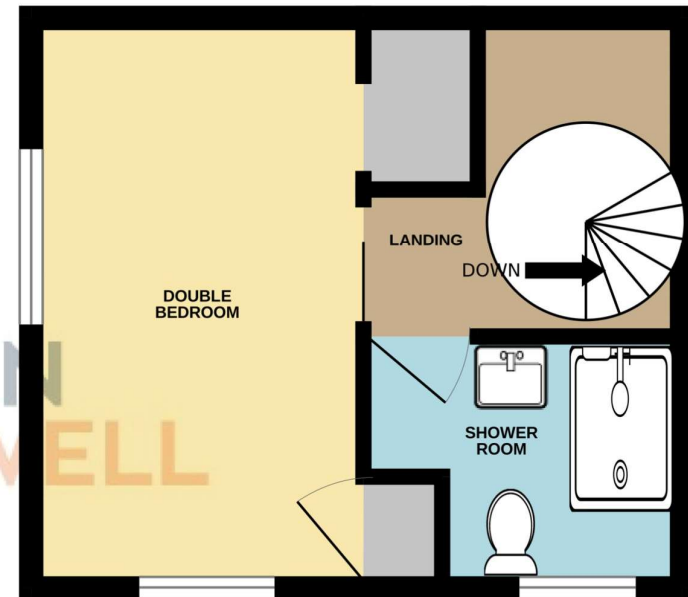
Referrals

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

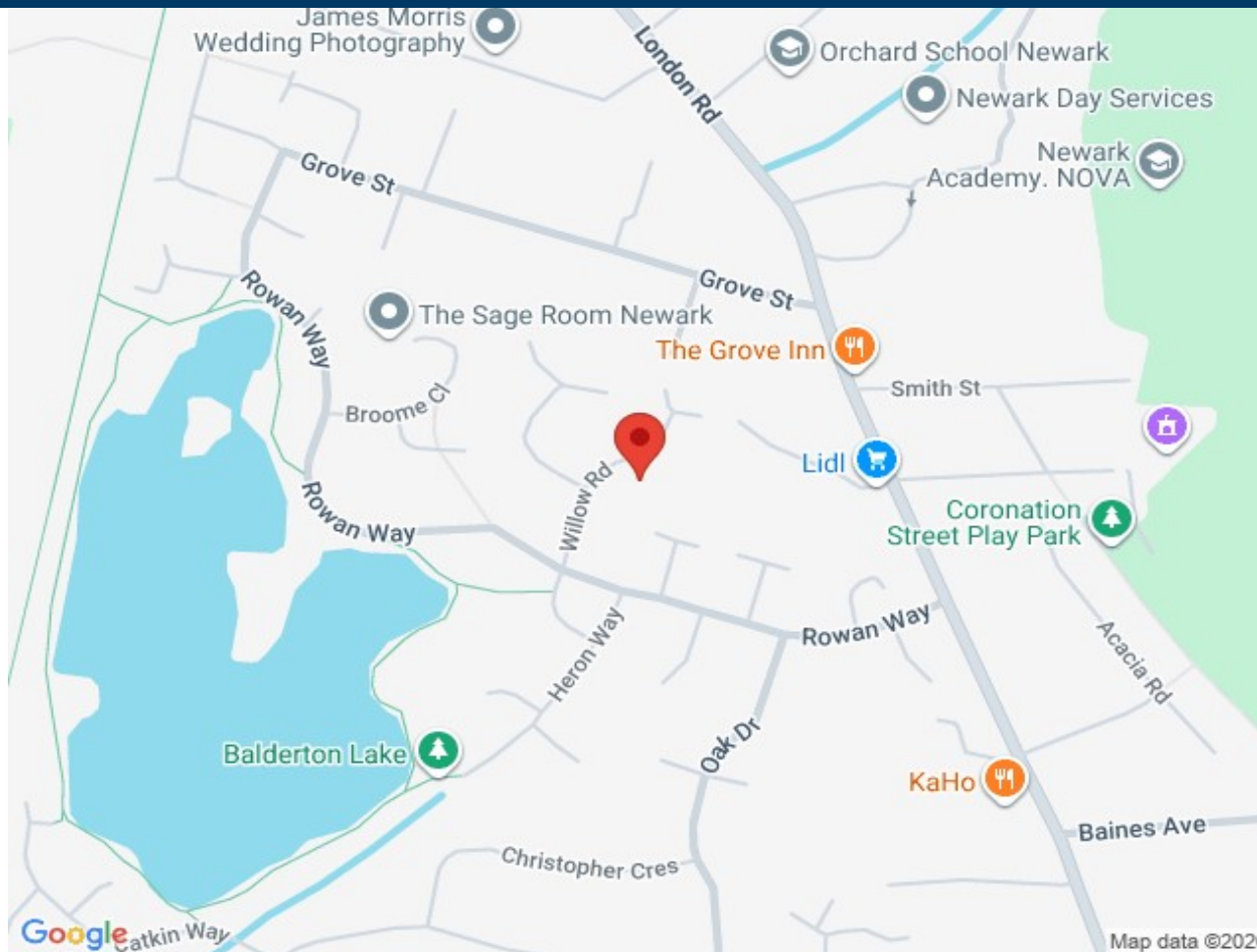
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

