



Tenzing Walk, Balderton



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Guide Price £180,000 to £190,000



Key Features

- Mid Terraced Home
- Popular Residential Location
- Three Well-Proportioned Bedrooms
- Modern Shower Room & G/F WC
- Spacious Lounge
- Superb Breakfast Kitchen
- Gas C/H & UPVC D/G
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Pleasantly situated in the heart of a sought-after residential area in Balderton, this mid terraced home boasts well-presented and spacious accommodation, ideally suiting a family, and enjoys a delightful SOUTH WEST FACING garden which retains a great degree of privacy.

The property benefits from a tucked away position and has accommodation comprising to the ground floor: entrance hall, spacious lounge, large kitchen space that stretches across the rear of the property with a variety of storage options, breakfast bar, electric hob and electric oven, with a small lobby space giving access to the rear garden and a WC. The first floor has a welcoming landing space with two useful storage cupboards, three well-proportioned bedrooms and a quality shower room.

Outside, the property has an open lawned frontage and the rear garden boasts a paved entertaining area, useful external store, lawned area and a rear gate that leads down to a communal parking area. Other features of this home include gas central heating 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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 12'7" x 3'3" (3.8m x 1m)

Lounge 13'11" x 11'4" (4.2m x 3.5m)

Breakfast Kitchen 17'10" x 10'2" (5.4m x 3.1m)
maximum measurements

Lobby 4'11" x 2'11" (1.5m x 0.9m)

Ground Floor WC 5'7" x 2'7" (1.7m x 0.8m)

First Floor Landing

Bedroom One 10'4" x 10'2" (3.1m x 3.1m)

Bedroom Two 11'4" x 10'5" (3.5m x 3.2m)

Bedroom Three 11'4" x 7'2" (3.5m x 2.2m)
maximum measurements

Shower Room 7'2" x 5'11" (2.2m x 1.8m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 920 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

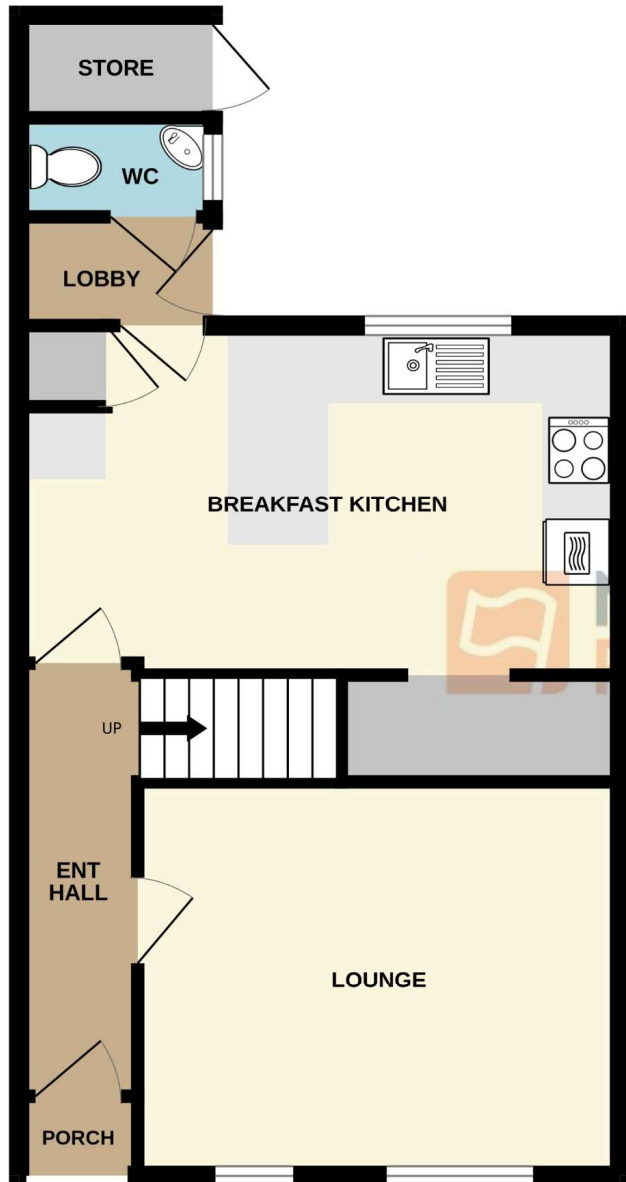
Agent's Note - Sales Particulars

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.

Referrals

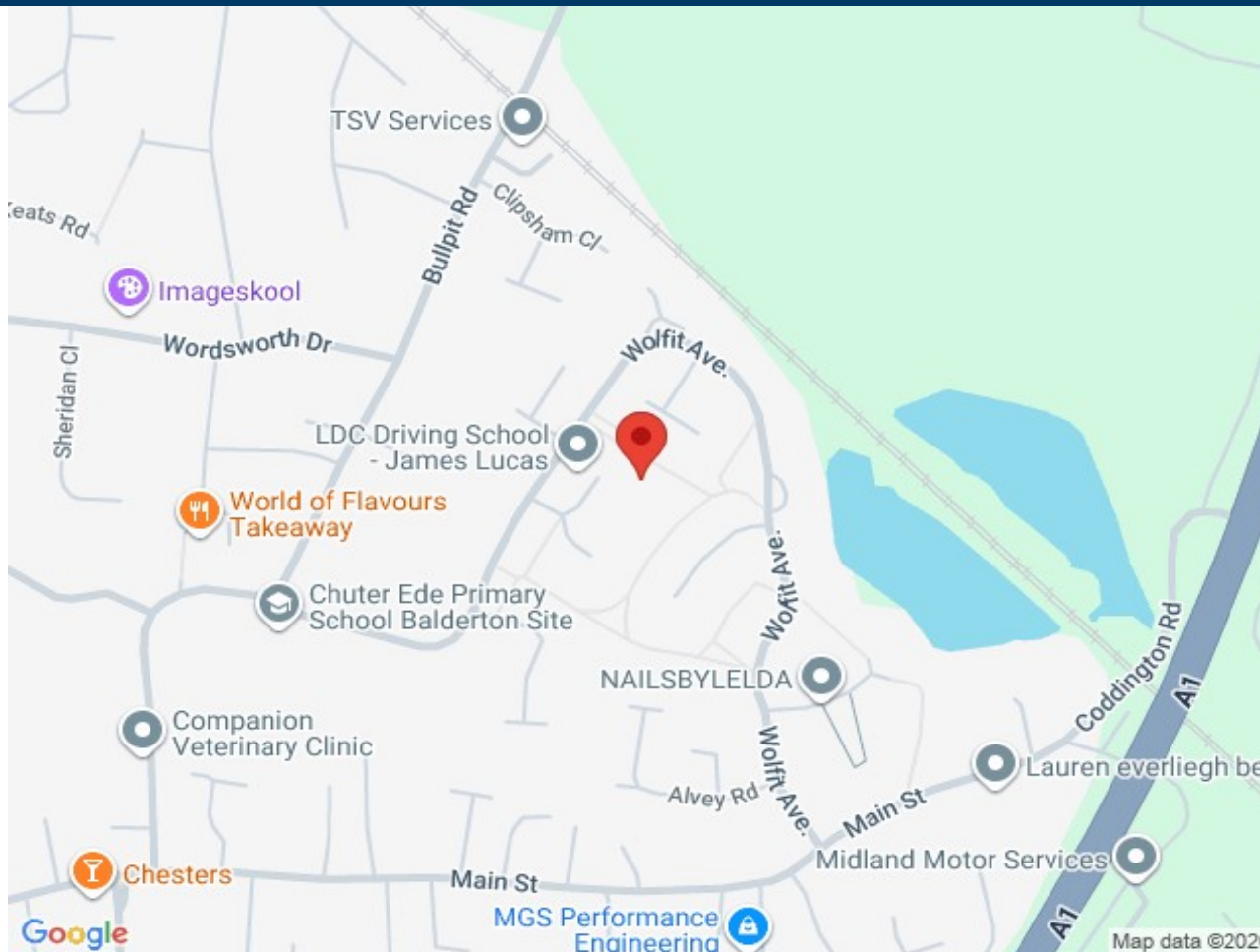
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

