



Grosvenor Road, Balderton
Guide Price £190,000 to £192,500



Grosvenor Road

Balderton, Newark

MARKETED WITH NO CHAIN This immaculate and spacious two-bedroom terraced home offers an exceptional opportunity for buyers seeking a well-presented property in a popular and convenient location which is being sold with no onward chain!

The accommodation is thoughtfully arranged to maximise space and comfort, the property accommodation comprises of a spacious lounge, leading to a well-appointed breakfast kitchen fitted with a range of modern units and integrated appliances such as electric oven and hob with extractor fan and dishwasher, also providing ample room for dining, and is complemented by a separate utility room that adds valuable practicality for every-day living. The ground floor also benefits from a stylish bathroom. The first-floor hosts two well-proportioned bedrooms, both finished to a high standard, along with a contemporary shower room for added convenience.

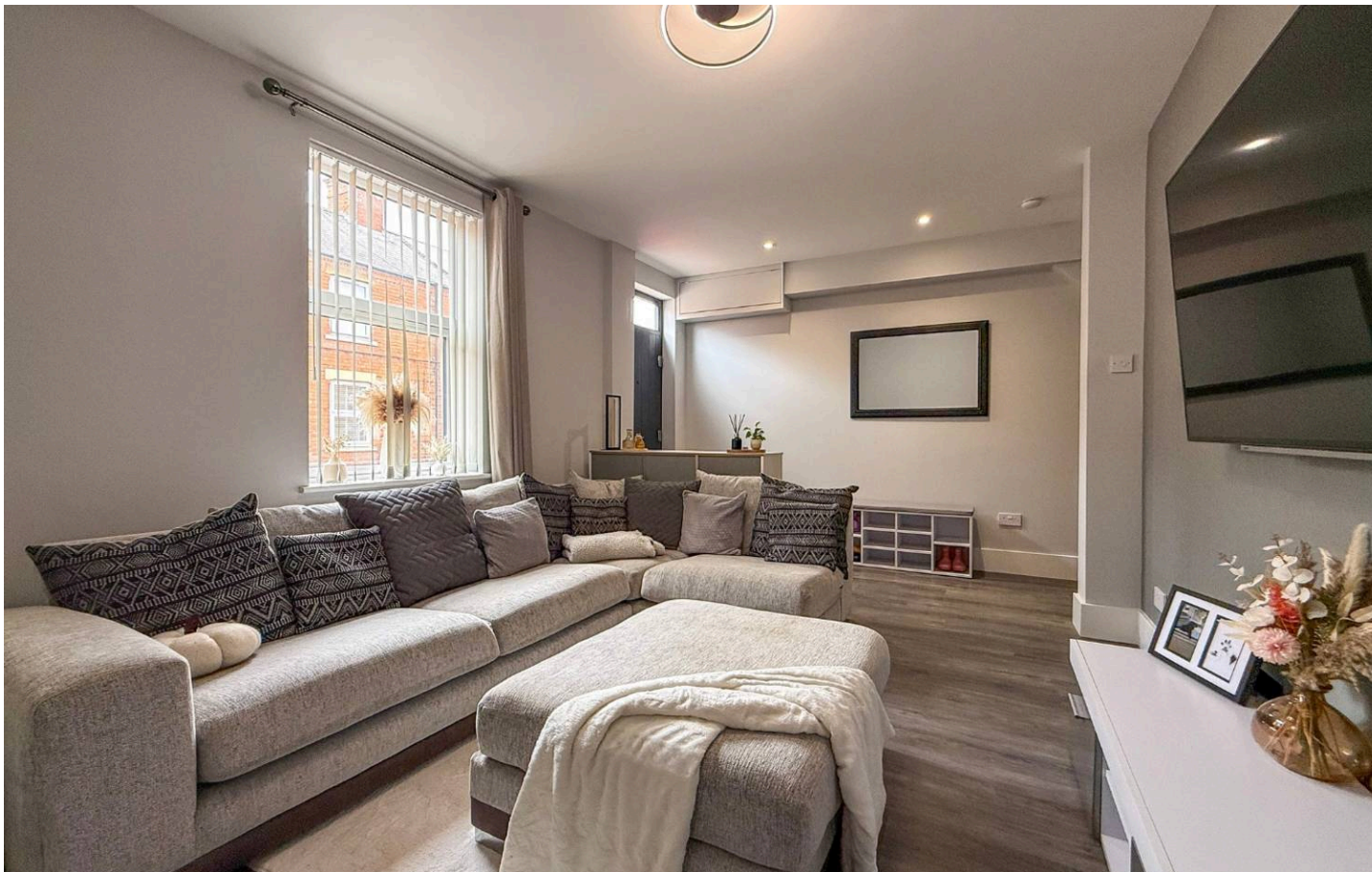
To the rear of the property there is a low maintenance enclosed rear garden with patio and lawned area. Off-road parking is available for up to three cars with parking to both the front and to the rear, a rare and highly desirable feature for this type of home, offering peace of mind and ease for busy households. The property further boasts gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency all year round. A great purchase for a first-time buyer looking to get on the property ladder!

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Lounge

16' 10" x 14' 9" (5.13m x 4.50m)
maximum measurements

Breakfast Kitchen

13' 9" x 11' 4" (4.19m x 3.45m)
maximum measurements

Utility Room

7' 11" x 7' 2" (2.41m x 2.18m)

Ground Floor Bathroom

8' 5" x 4' 11" (2.56m x 1.50m)

Bedroom One

14' 0" x 9' 7" (4.27m x 2.92m)

Bedroom Two

12' 6" x 8' 0" (3.81m x 2.44m)

First Floor Shower Room

10' 11" x 6' 11" (3.33m x 2.11m)



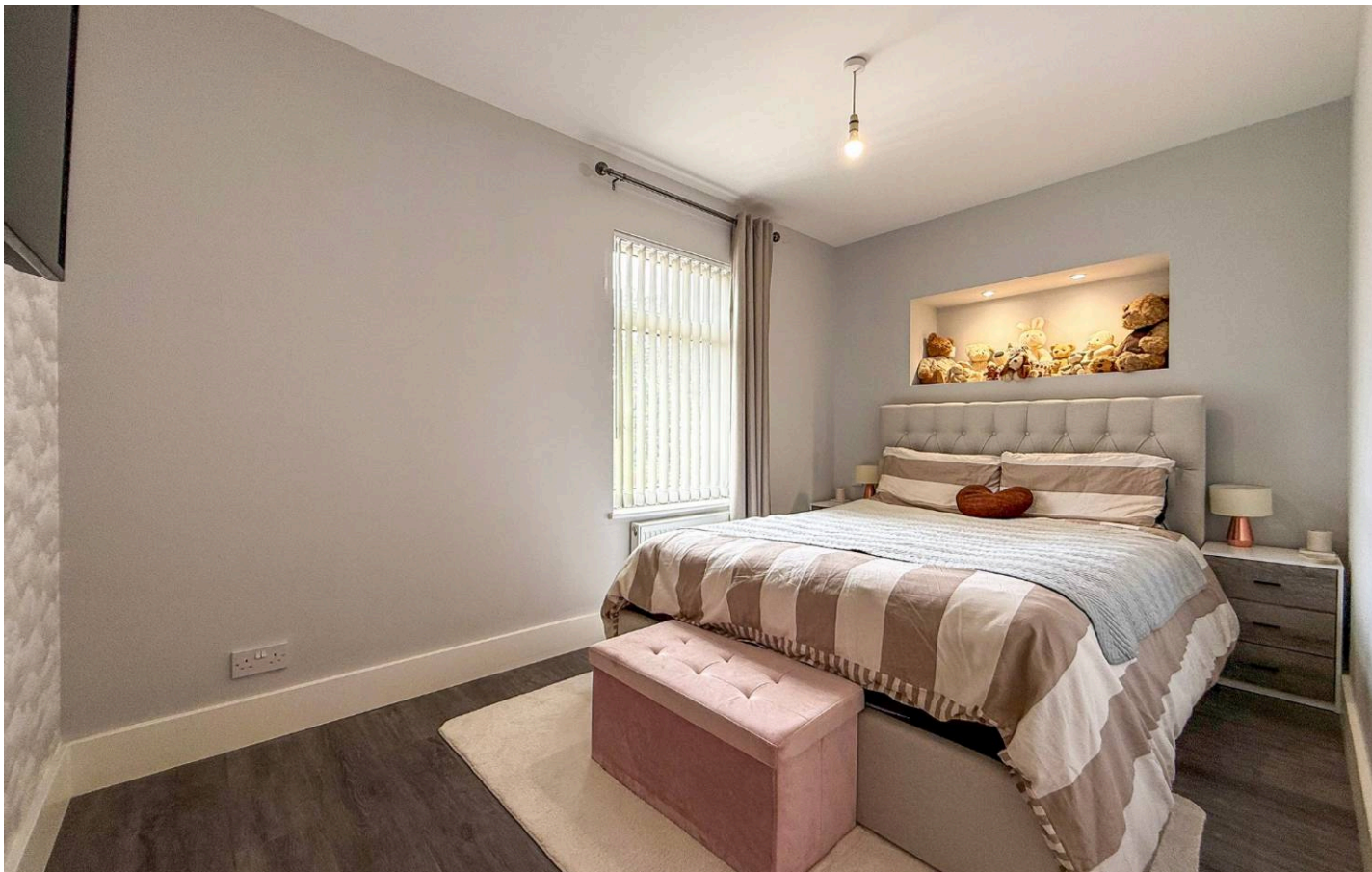
Balderton

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.

Services

Mains gas, electricity, water and drainage are connected.



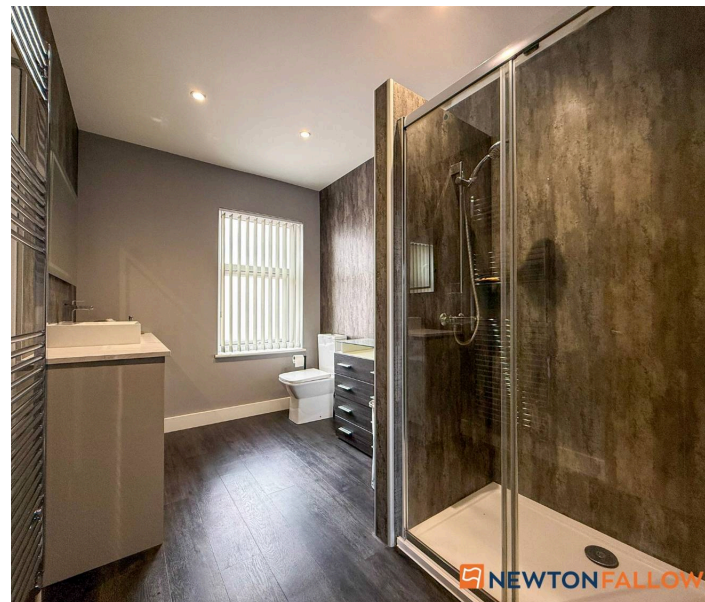


Square Footage

The square footage for this property is approximately 834 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.



Anti-Money Laundering Regulations

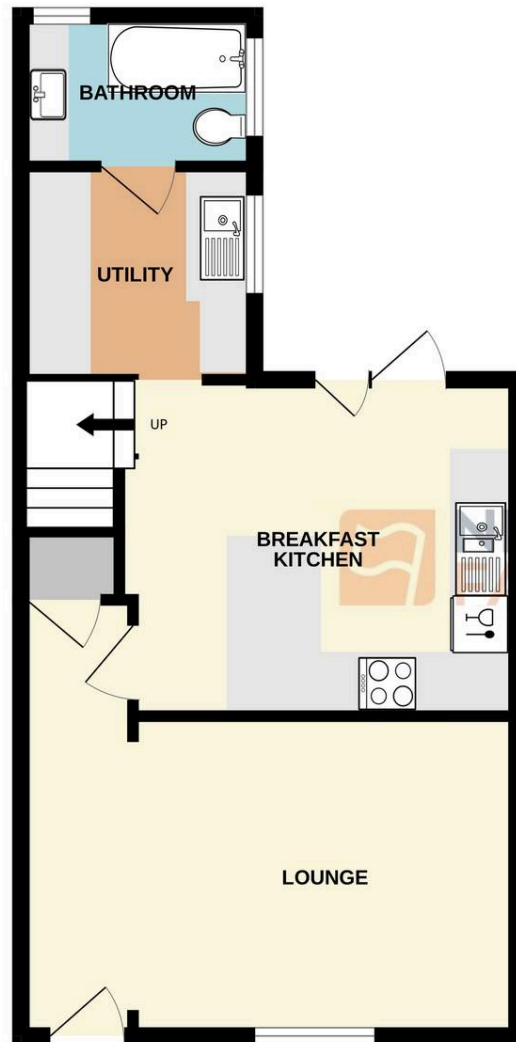
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

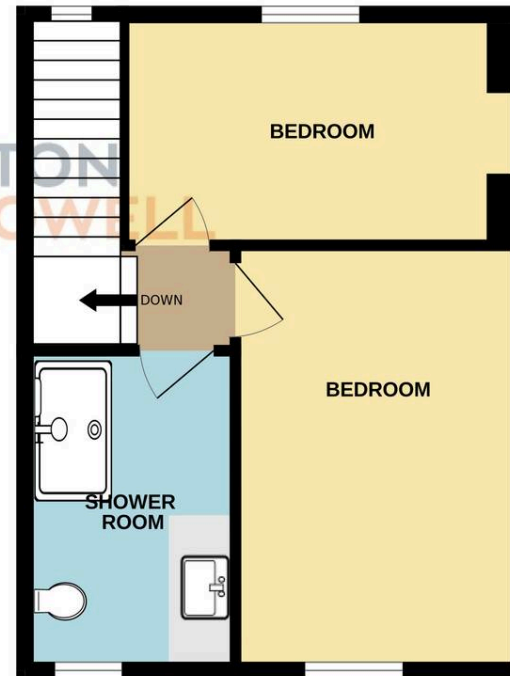
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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





Newton Fallowell

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