



Warwick Road, Balderton

Guide Price £190,000 to £200,000



NEWTON
FALLOWELL

Warwick Road

Balderton, Newark

Situated in the heart of the ever-popular area of Balderton, within easy walking distance of a wide range of local amenities, this traditional three-bedroom semi-detached home offers generous living accommodation, a private west-facing rear garden and off-street parking for multiple vehicles.

The well-presented accommodation begins with a welcoming entrance hall leading to a bright bay-fronted lounge, while the spacious dining kitchen provides ample room for family living and entertaining, complete with provision for a range-style cooker. An opening from the kitchen leads into a generous conservatory, creating an additional reception space with French doors opening onto the rear garden. To the first floor are three bedrooms, including two generous doubles, one of which benefits from an attractive bay window, together with a stylish family bathroom fitted with a quality modern suite.

Externally, the property enjoys excellent kerb appeal with a driveway providing off-street parking for at least two vehicles. To the rear, the enclosed west-facing garden offers a good degree of privacy and has been designed for both relaxation and entertaining, featuring a decked seating area, lawn, timber summer house and a paved pathway to the side. Further benefits include UPVC double glazing, gas-fired central heating and a boarded loft with an existing skylight, offering excellent potential for conversion (subject to the necessary permissions).

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hallway

12' 6" x 5' 7" (3.81m x 1.70m)

Lounge

12' 5" x 11' 5" (3.79m x 3.48m)

maximum measurements into bay window

Kitchen/Diner

17' 6" x 11' 7" (5.33m x 3.53m)

maximum measurements

Conservatory

14' 10" x 11' 1" (4.52m x 3.38m)

Bedroom One

12' 10" x 11' 1" (3.91m x 3.38m)

maximum measurements into bay window

Bedroom Two

11' 8" x 11' 0" (3.56m x 3.35m)

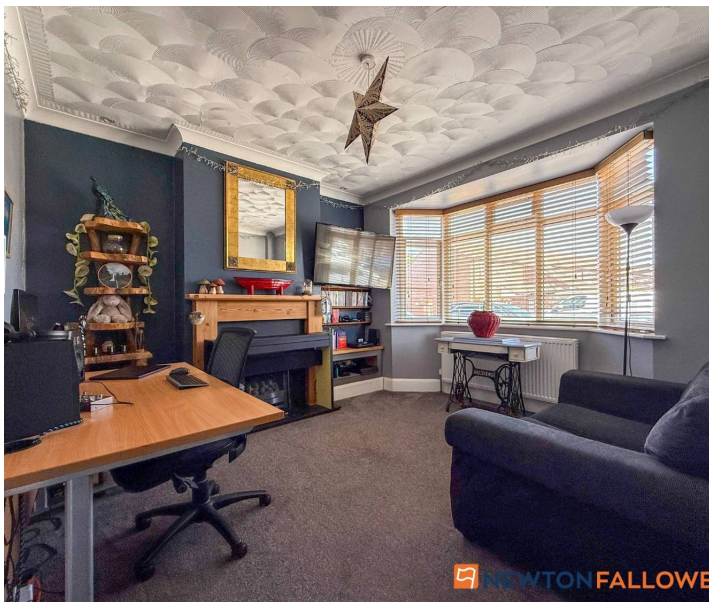
Bedroom Three

7' 2" x 6' 0" (2.18m x 1.83m)

maximum measurements

Bathroom

8' 5" x 6' 0" (2.56m x 1.83m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 952 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

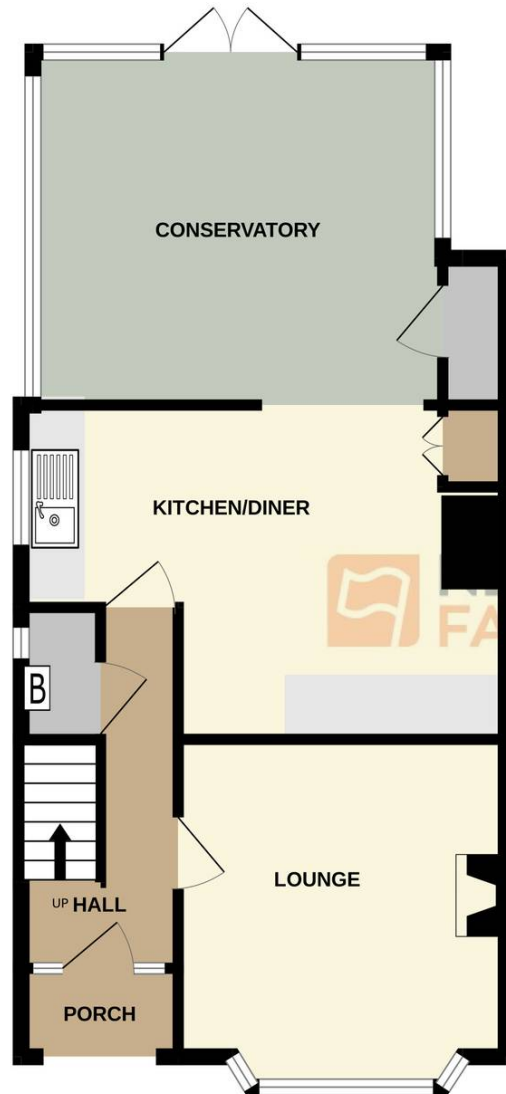
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

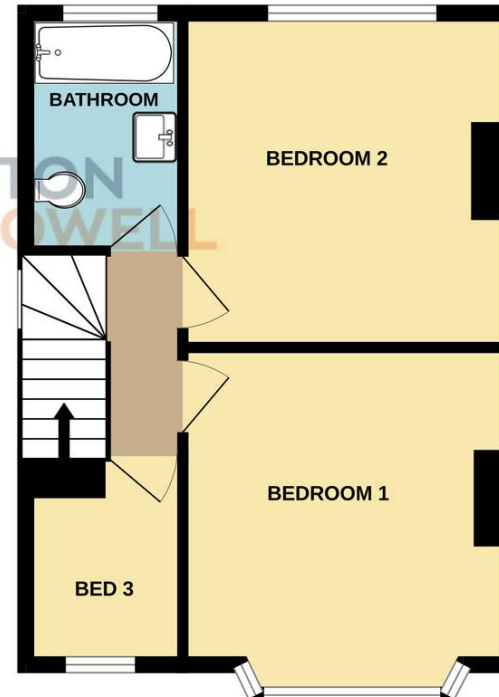
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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