

Worthington Road, Balderton

Guide Price £160,000 to £165,000

NEWTON FALLOWELL

Worthington Road

Balderton, Newark

Ideally suited to first-time buyers and investors alike, this modern terraced home offers well-proportioned accommodation, a single garage with additional off-street parking, and a delightful low-maintenance south-westerly facing rear garden. Occupying a pleasant cul-de-sac position, the property is conveniently located for access to the A1 and Newark town centre, making it an appealing choice for those seeking both convenience and practicality.

The accommodation comprises an entrance hall, fitted kitchen with a four-ring electric hob and oven, and a spacious lounge/diner with direct access to the rear garden. To the first floor, there are two bedrooms and a three-piece family bathroom suite.

Externally, the front garden is predominantly laid to lawn, with a paved pathway leading to the entrance door. Side access leads to the single garage and adjoining off-street parking, providing valuable additional storage and convenience. To the rear, the south-westerly facing garden has been thoughtfully designed with ease of maintenance in mind, featuring predominantly paved seating areas, a gravelled section and planted borders, creating a pleasant outdoor space to enjoy throughout the day.

Further benefits include UPVC double glazing and gas central heating, completing this attractive home and making it a superb opportunity for first-time buyers looking to take their first step onto the property ladder or investors seeking a worthwhile addition to their portfolio.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C









Entrance Hall
5' 3" x 3' 5" (1.60m x 1.04m)

Lounge/Diner
15' 4" x 11' 9" (4.67m x 3.58m)

Kitchen
8' 5" x 7' 10" (2.56m x 2.39m)

Bedroom One
12' 7" x 11' 10" (3.83m x 3.61m)
maximum measurements

Bedroom Two
11' 7" x 5' 9" (3.53m x 1.75m)
maximum measurements

Bathroom
8' 8" x 5' 10" (2.64m x 1.78m)
maximum measurements

Agent's Note
There is shared access to the parking for the property.

Services
Mains gas, electricity, water and drainage are connected.

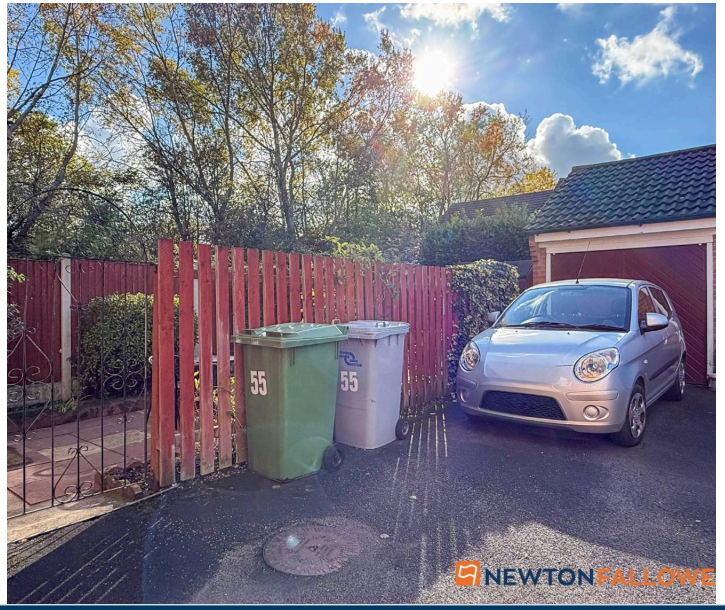
Square Footage
The square footage for this property is approximately 715 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations 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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



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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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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