



Birch Road, Balderton, Newark, NG24 3DB

welcome to

Birch Road, Balderton, Newark

A beautifully presented two bedroom semi-detached home ideally located within a short walk to local amenities, schools and close to the A1 for commuters. Briefly comprising of entrance, kitchen, living room, two double bedrooms, family bathroom, garden and driveway.



Entrance Hall

Entrance hall with access into the kitchen, living room and storage cupboard.

Kitchen

8' 8" x 12' 7" (2.64m x 3.84m)

A modern high gloss kitchen with a range of low and eye level units with part tiled walls, electric hob, oven, sink and drainer, integrated fridge/freezer, plumbing for washing machine and boiler housing. In addition, there is a double glazed window to the rear and part glazed uPVC door leading out to the garden.

Living Room

12' 7" x 14' 8" (3.84m x 4.47m)

A bright bay fronted living room with radiator, stairs rising to the first floor and double glazed bay window to the front.

First Floor Landing

First floor landing with loft hatch which has a wooden loft ladder attached with boarding for storage. There is access into both bedrooms and family bathroom.

Bedroom One

8' 2" x 12' 8" (2.49m x 3.86m)

A spacious DOUBLE bedroom with radiator and double glazed window to the front.

Bedroom Two

8' 8" x 12' 8" (2.64m x 3.86m)

A further DOUBLE bedroom with radiator and double glazed window to the rear.

Family Bathroom

A modern and stylish family bathroom with part tiled walls, WC, wash hand basin, bath with shower over, radiator, extractor fan and storage cupboard.

Outside Front Garden

The front of the property benefits from driveway suitable for multiple cars with small laid to lawn area.

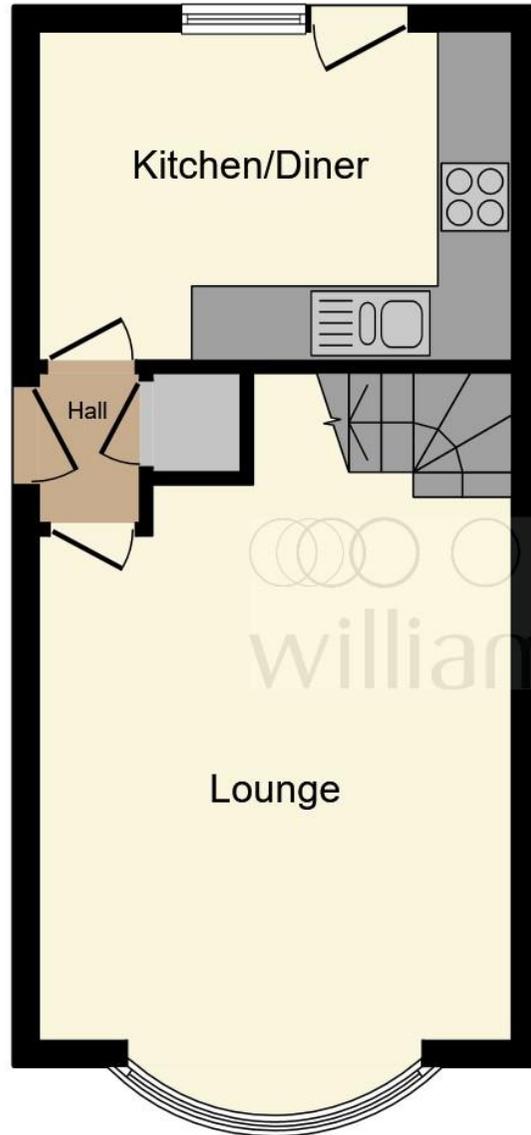
Rear Garden

The rear of the property South West facing with timber fencing, large paved patio, laid to lawn and shed with power.

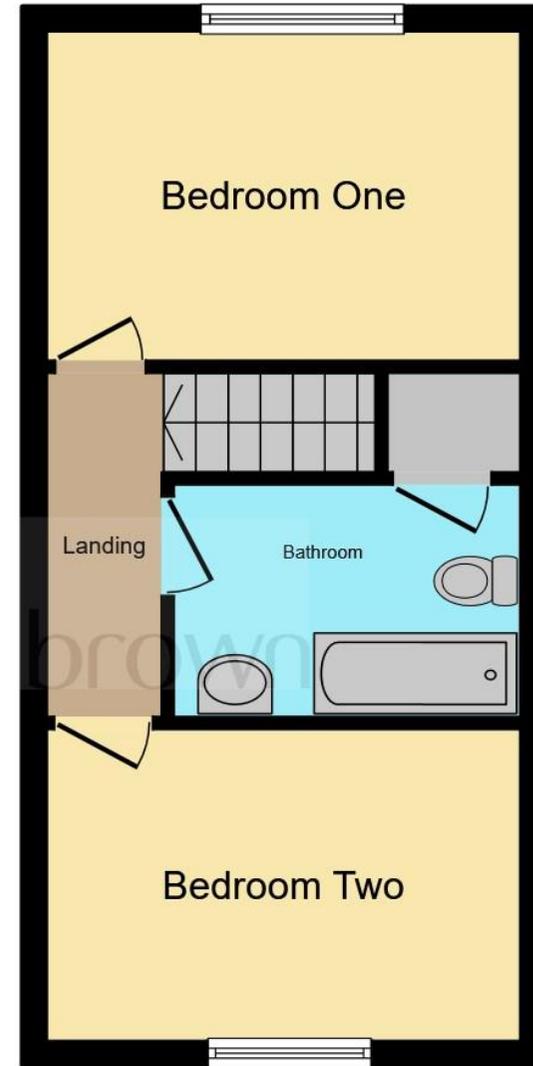


view this property online williamhbrown.co.uk/Property/NWK105823





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Birch Road, Balderton, Newark

- SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- BAY FRONTED LIVING ROOM
- STYLISH THREE PIECE FAMILY BATHROOM

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK105823](https://www.williamhbrown.co.uk/Property/NWK105823)



Property Ref:
NWK105823 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)