Mount Road, Balderton

Guide Price £160,000 to £170,000

NEWTON FALLOWELL

Mount Road

Balderton, Newark

MARKETED WITH NO CHAIN Offering an exciting opportunity for a buyer to put their own stamp on a property, this well-proportioned semi-detached home provides a genuine blank canvas, complemented by a generous SOUTH FACING REAR GARDEN and excellent potential for further improvement.

Conveniently positioned for a wide range of local amenities, the property also enjoys superb access to the A1 and Newark town centre, making it a practical choice for a variety of buyers.

The accommodation briefly comprises an entrance hallway, spacious lounge, breakfast kitchen and rear lobby with useful storage cupboard and access to a separate WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property is approached via a front driveway providing valuable off-street parking, with further potential to increase the parking provision if required.

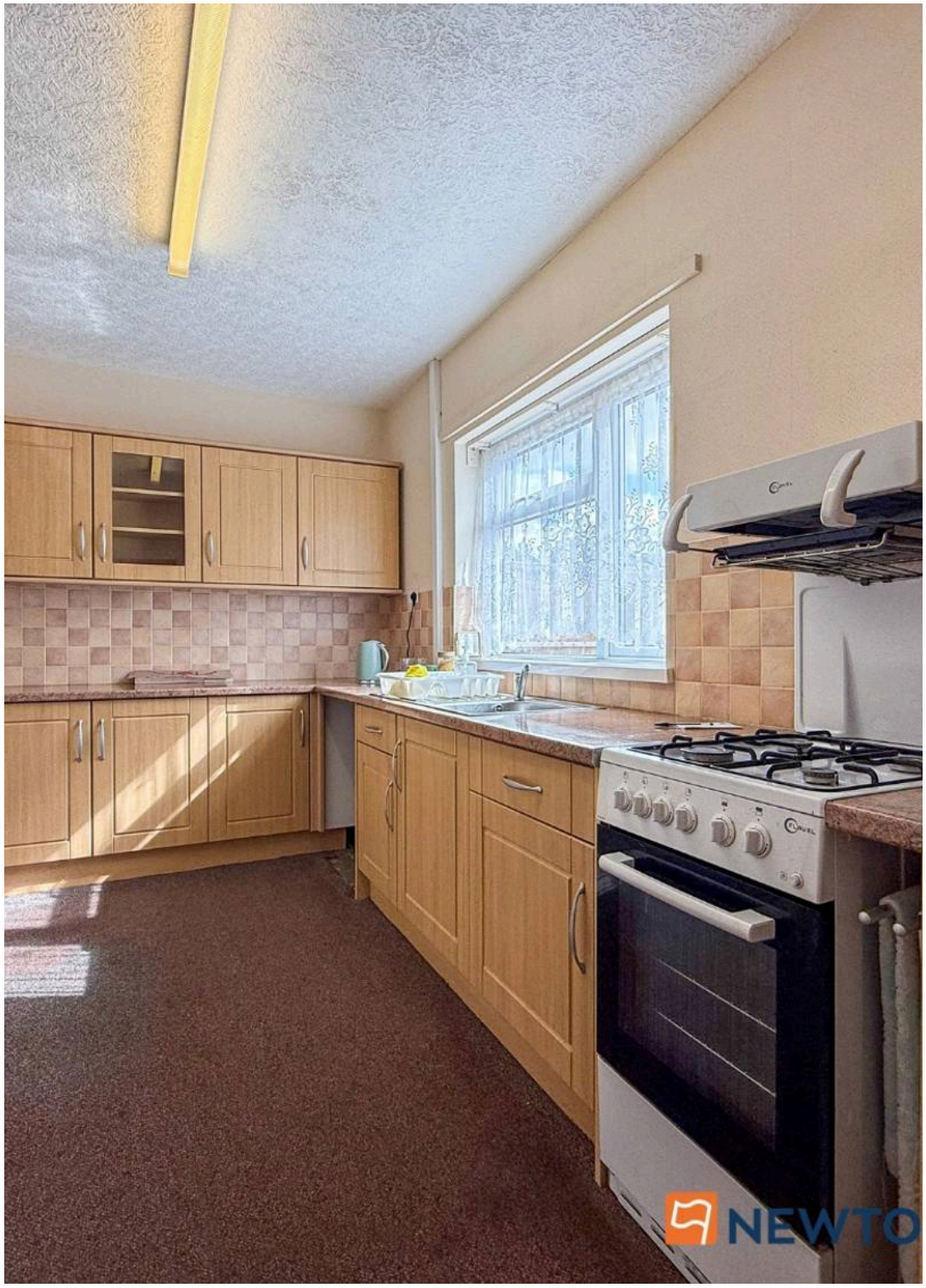
To the rear is a particularly generous SOUTH FACING GARDEN, offering an excellent opportunity for landscaping and improvement to suit individual requirements. The garden currently features a lawned area together with a variety of useful outbuildings, providing additional storage and potential for a range of uses. Further benefits include gas central heating via a back boiler and UPVC double glazing.

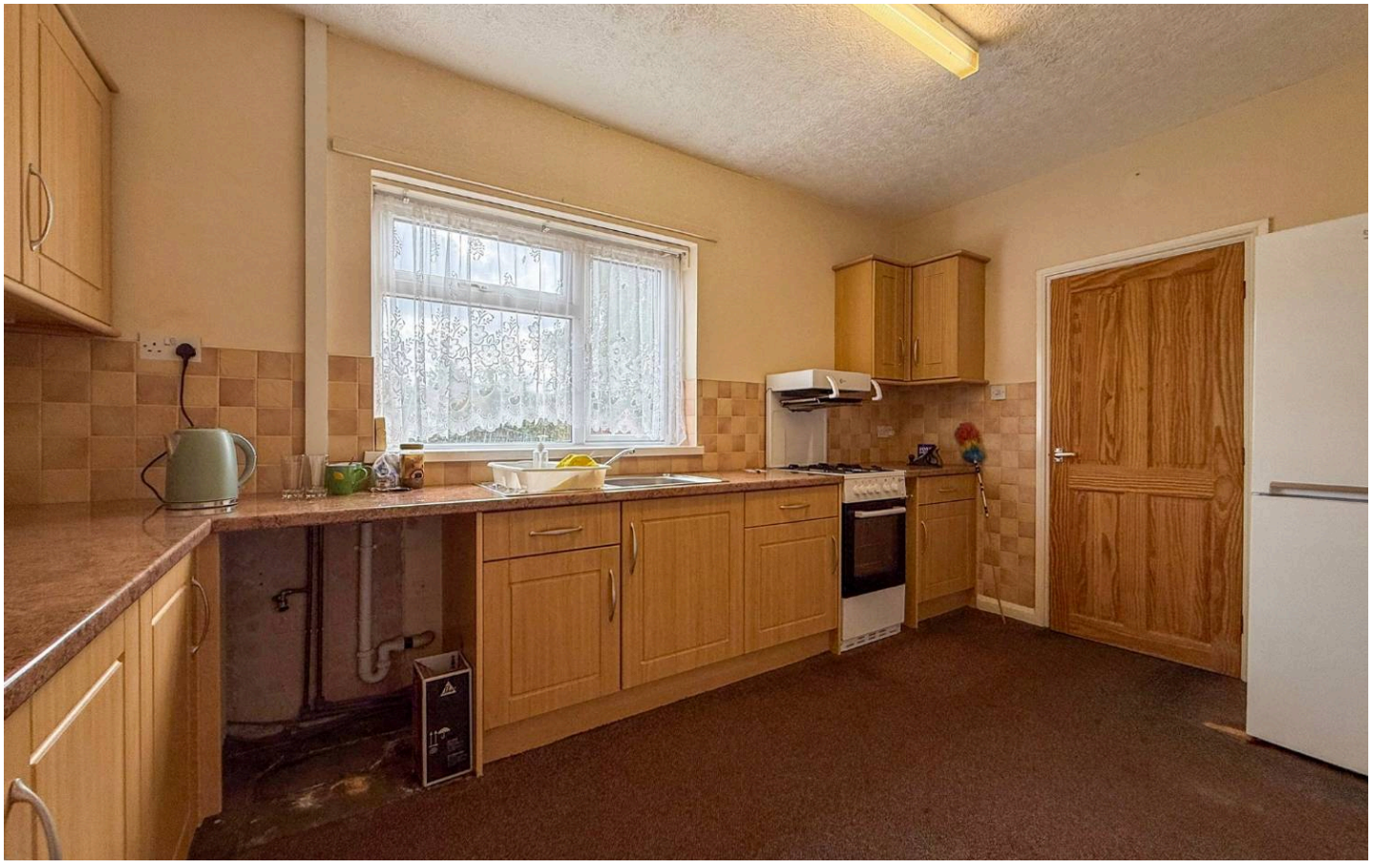
The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, 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: D





Entrance Hall
4' 2" x 3' 2" (1.27m x 0.96m)

Lounge
14' 11" x 12' 1" (4.55m x 3.68m)
maximum measurements

Breakfast Kitchen
14' 0" x 8' 6" (4.27m x 2.59m)

Rear Lobby
3' 7" x 2' 10" (1.09m x 0.86m)

Ground Floor WC
7' 0" x 3' 7" (2.13m x 1.09m)
maximum measurements

Bedroom One
11' 8" x 9' 10" (3.56m x 3.00m)
maximum measurements

Bedroom Two
10' 2" x 9' 3" (3.10m x 2.82m)
maximum measurements

Bedroom Three
8' 6" x 7' 11" (2.59m x 2.41m)

Family Bathroom
7' 6" x 6' 2" (2.29m x 1.88m)
maximum measurements

Agent's Note - Probate
The sale of this property is subject to Probate which has been granted.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 753 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.

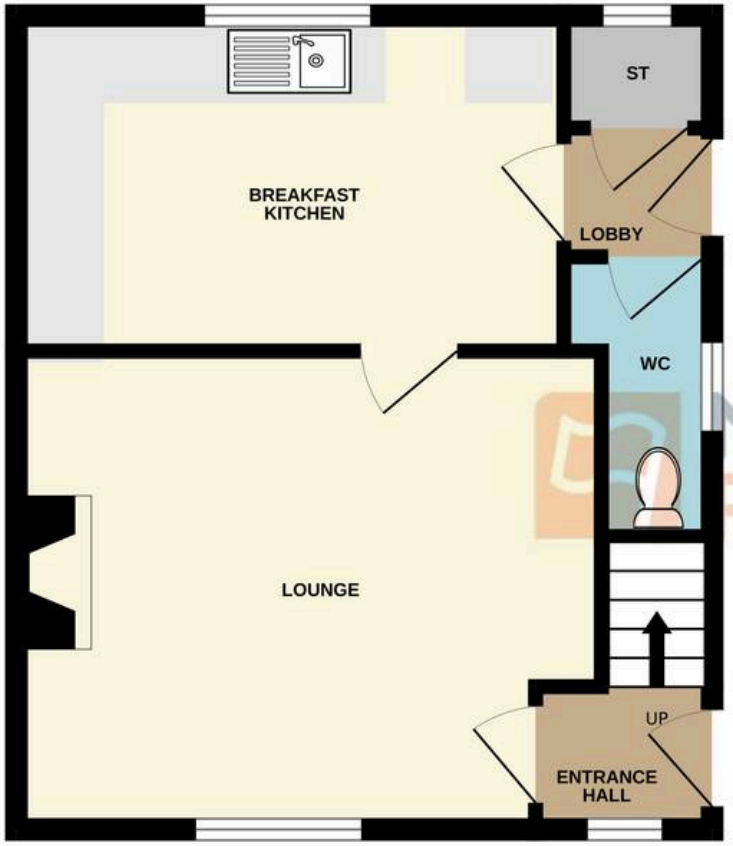
Anti-Money Laundering Regulations

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.

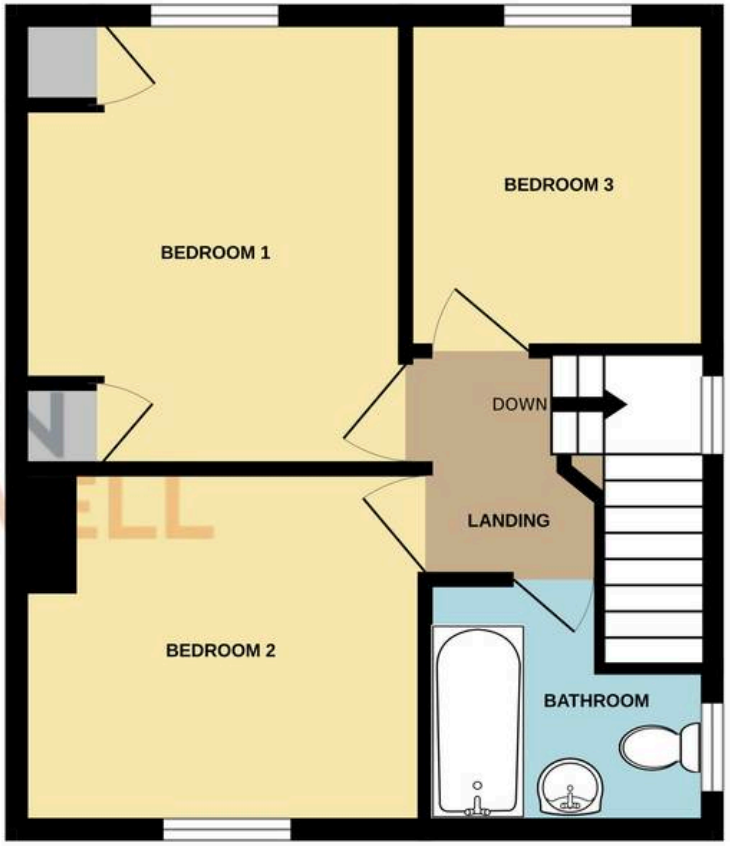
Referrals

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.

GROUND FLOOR



1ST FLOOR



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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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