



Willow Road, Balderton, Newark

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OLIVER REILLY



Willow Road, Balderton, Newark

- DELIGHTFUL QUARTER HOUSE
- LOVELY LAKESIDE LOCATION
- FITTED KITCHEN & FIRST FLOOR BATHROOM
- BEAUTIFULLY MAINTAINED & ENCLOSED GARDEN
- WELL-MAINTAINED THROUGHOUT
- ONE DOUBLE BEDROOM
- DUAL-ASPECT LOUNGE DINER
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- ATTACHED EXTERNAL STORE & ALLOCATED PARKING SPACE
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

GET YOUR FOOT ONTO THE LADDER..!

This charming modern quarter house is an ideal first time home or shrewd low-maintenance investment opportunity. Enjoying a peaceful position in a quiet cul-de-sac, close to the idyllic Balderton lakeside. Having been extremely well-maintained, the property is a real BLANK CANVAS and is READY AND WAITING for you to cosmetically inject your own personality.

The internal layout comprises: spacious DUAL-ASPECT lounge/diner with extensive fitted storage cupboards and a fitted kitchen. The first floor landing leads into a LARGE dual-aspect DOUBLE BEDROOM with fitted wardrobes and a separate three-piece bathroom.

Externally, the property promotes the rare but HUGE ADDED BENEFIT of a BEAUTIFUL ENCLOSED GARDEN. Full of an array of charm and colour, with an attached external store and suitable outside seating space. There is an adjacent communal car park, promoting an ALLOCATED PARKING SPACE.

Further benefits of this lovely home include uPVC double glazing and electric heating. A GREAT OPPORTUNITY AWAITS...! This charming starter home holds all the keys ingredients for you to create your next chapter! Marketed with **NO ONWARD CHAIN!!**.



Asking Price: £110,000



DUAL-ASPECT LOUNGE/DINER:	15'7 x 13'7 (4.75m x 4.14m)
KITCHEN:	6'7 x 5'10 (2.01m x 1.78m)
FIRST FLOOR LANDING:	2'9 x 2'7 (0.84m x 0.79m)
DUAL-ASPECT BEDROOM: A GENEROUS dual-aspect DOUBLE bedroom with a fitted airing cupboard and large fitted wardrobe.	13'7 x 8'1 (4.14m x 2.46m)
FIRST FLOOR BATHROOM: Max measurements provided.	7'4 x 5'9 (2.24m x 1.75m)
ATTACHED EXTERNAL STORE: With external storage and access to the electricity meter.	2'7 x 2'0 (0.79m x 0.61m)

EXTERNALLY:

The property enjoys a lovely position within a quiet residential cul-de-sac. Close to amenities. The front aspect is greeted with a timber personal gate, with picket fenced front boundary, opening onto a paved pathway, up to the entrance porch and attached external store. There is a MARVELLOUS and BEAUTIFULLY LANDSCAPED front/ side garden. Fully enclosed and laid to lawn, with a vast array of beautiful plants, bushes and shrubs. Creating a delightful external escape, which has been superbly maintained. There is an outside tap, partial fenced and partial mature hedged boundaries.

Allocated Parking Space:

The property is adjacent to a communal car park, where one allocated parking space is associated with this property. As shown in our photos.

Services:

Mains water, drainage, and electricity are all connected. The property also provides electric heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.



Approximate Size: 426 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'tbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

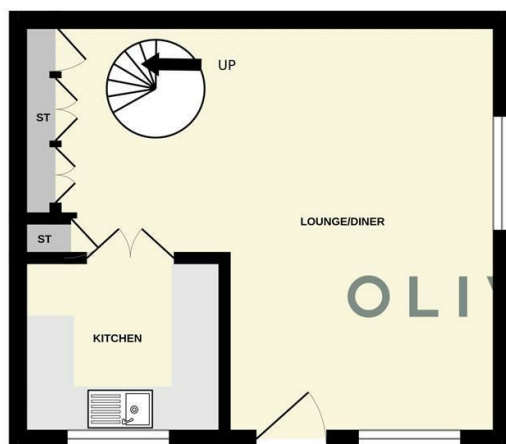
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

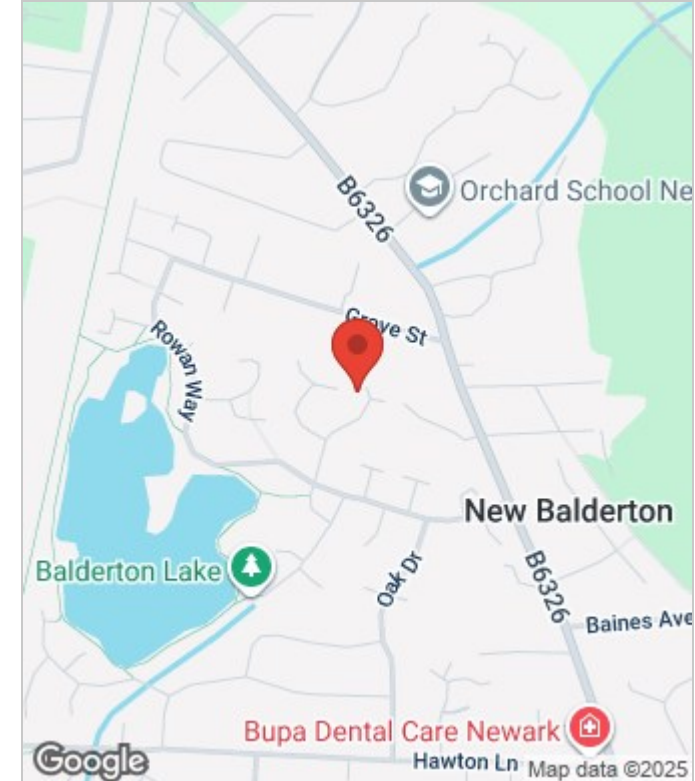
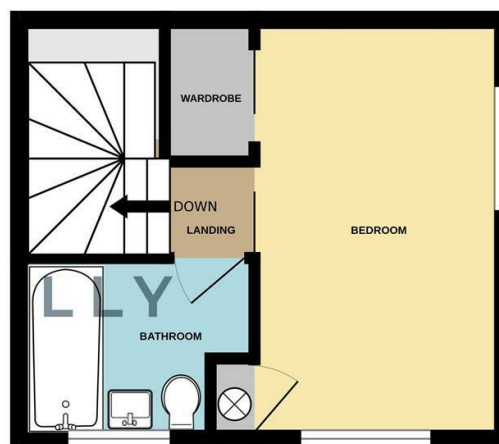




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	