



Willow Road, Balderton, Newark

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# Willow Road, Balderton, Newark

- CONTEMPORARY SEMI-DETACHED HOME
- DESIRABLE LAKESIDE LOCATION
- WELL-APPOINTED LIVING ROOM
- MULTI-CAR DRIVEWAY
- IDEAL FIRST TIME HOME OR DOWNSIZE!
- TWO BEDROOMS
- CONTEMPORARY DINING KITCHEN
- MODERN FIRST FLOOR BATHROOM
- LOVELY WELL-APPOINTED REAR GARDEN
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £150,000 - £160,000. A LOVELY LAKESIDE SETTING..!

Make the most of this desirable location!... Occupying a wonderful corner plot, in a quiet and highly sought-after residential cul-de-sac, close to Balderton's idyllic lakeside, a hosts of excellent amenities and transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

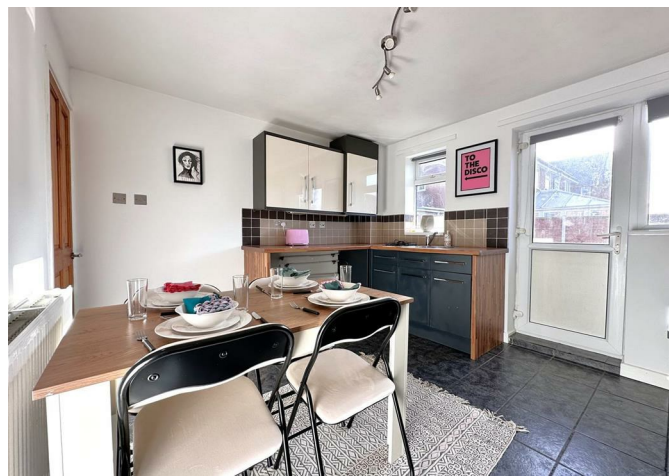
This superb semi-detached starter home lends itself as a perfect low-maintenance investment, downsize or first time residence.

The internal accommodation comprises: Entrance hall, a MODERN DINING KITCHEN and a spacious living room. The first floor landing hosts TWO BEDROOMS and a contemporary bathroom.

Externally, the property is enhanced by OFF-STREET PARKING to the front aspect, with double gates opening into a WELL-APPOINTED ENCLOSED GARDEN. Showcasing scope for and extension (Subject to planning approvals) Or to enhance the current driveway space.

Further benefits of this marvellous modern home include uPVC double glazing throughout and gas fired central heating.

TURN THIS HOUSE INTO YOUR NEW HOME!... Marketed with \*\* NO ONWARD CHAIN...!!\*\*.



Guide Price £150,000 - £160,000



<b>ENTRANCE HALL:</b>	3'3 x 2'7 (0.99m x 0.79m)
<b>LIVING ROOM:</b> Max measurements provided.	11'7 x 9'8 (3.53m x 2.95m)
<b>KITCHEN/DINER:</b>	11'7 x 10'6 (3.53m x 3.20m)
<b>FIRST FLOOR LANDING:</b>	6'6 x 2'8 (1.98m x 0.81m)
<b>MASTER BEDROOM:</b>	11'8 x 8'8 (3.56m x 2.64m)
<b>BEDROOM TWO:</b> Max measurements provided.	10'7 x 8'6 (3.23m x 2.59m)
<b>FIRST FLOOR BATHROOM:</b>	7'7 x 4'10 (2.31m x 1.47m)

## EXTERNALLY:

The property occupies a lovely position within a quiet and sought-after residential cul-de-sac. Close to Balderton's local lakeside. The front aspect is greeted with dropped kerb vehicular access onto a paved MULTI-CAR TANDEM DRIVEWAY. The front garden is laid to lawn. A paved pathway leads to the side entrance door, with sloped roof storm canopy above. Wooden double gates open into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn with a large decked seating area. Directly from the dining kitchen. There is an external wall light, fully fenced side and rear boundaries.

## Approximate Size: 550 Square Ft.

Measurements are approximate and for guidance only.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central 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.





**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (58)**

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.

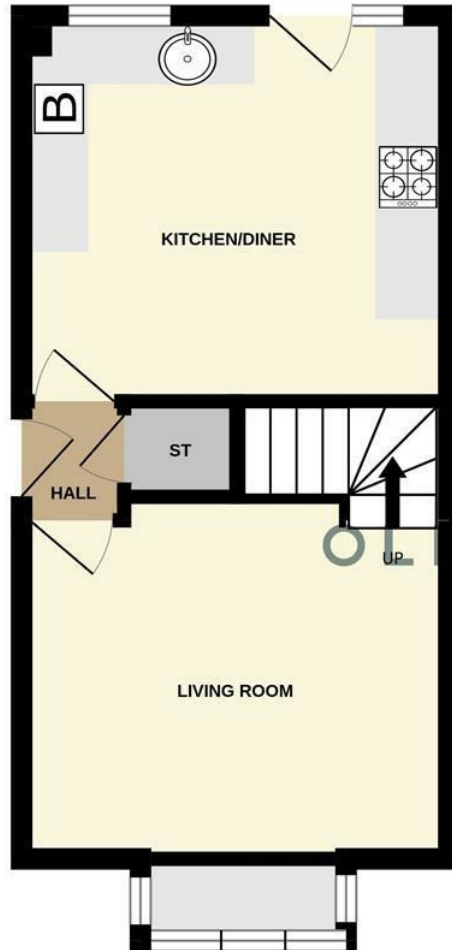




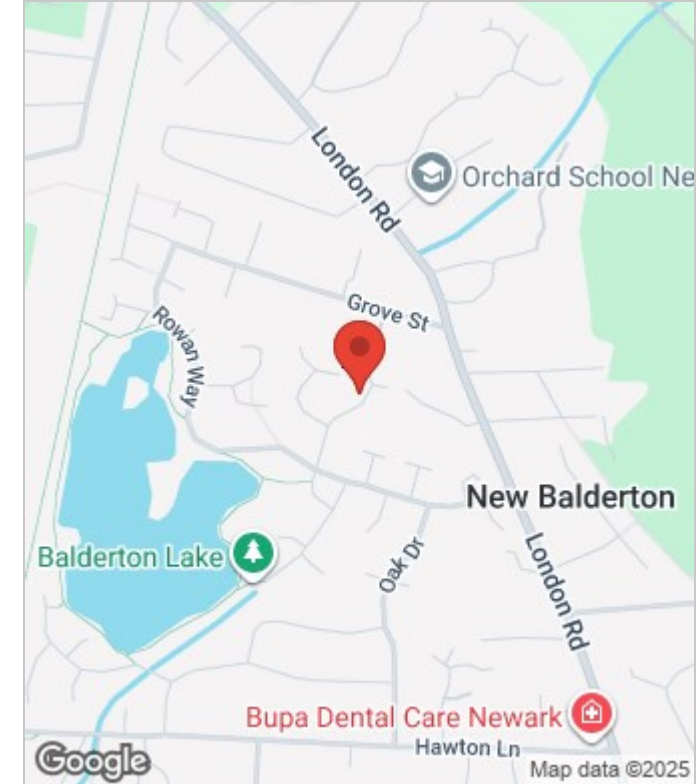
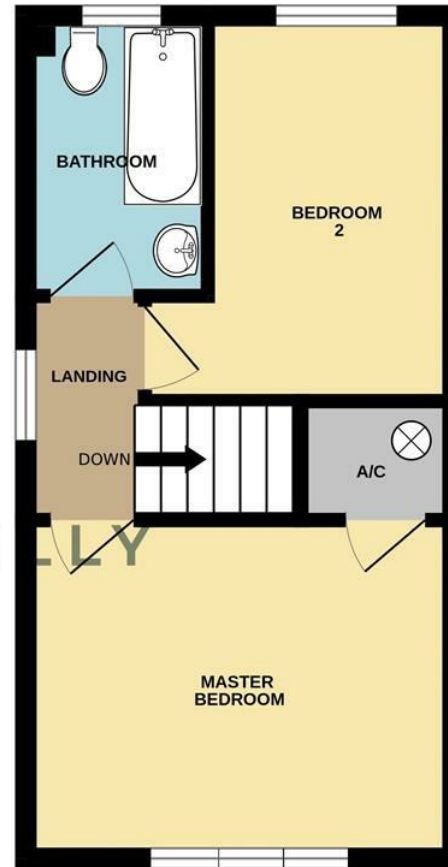




GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 