



Birch Road, Balderton,

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OLIVER REILLY



# Birch Road, Balderton, Newark

Asking Price: £175,000

- MODERN SEMI-DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- CONTEMPORARY DINING KITCHEN
- MULTI-VEHICLE DRIVEWAY
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE & CONSERVATORY
- LOW-MAINTENANCE REAR GARDEN
- EASE OF ACCESS TO AMENITIES & A1 CORRIDOR
- Gas Central Heating & uPVC Double Glazing
- NO CHAIN! Tenure: Freehold. EPC 'C'

## GET YOUR FOOT ON THE LADDER!!!

This attractive and modern semi-detached home is the perfect place for you to call your own! Enjoying a quiet, secluded and cleverly connected cul-de-sac position, close to the Idyllic Balderton lakeside, an array of amenities and excellent transport links.

This well-maintained home holds MORE THAN MEETS THE EYE and is ready and waiting for you immediate appreciation!

This internal accommodation comprises: Entrance hall, a sizeable bow-fronted lounge, modern dining kitchen and a large conservatory. The first floor provides TWO DOUBLE BEDROOMS and a contemporary bathroom.

Externally, the property is greeted with a MULTI-VEHCILE DRIVEWAY. Allowing tandem off-street parking. The lovely, low-maintenance rear garden is a delightful external escape, with a paved seating area and a high-level of privacy.

Additional benefits include uPVC double glazing and gas central heating, via a combination boiler.

A WONDERFUL OPPORTUNITY AWAITS!... To secure a wonderful home in a great location! Available with NO ONWARD CHAIN!!



<b>ENTRANCE HALL:</b>	3'5 x 3'5 (1.04m x 1.04m)
<b>GENEROUS BOW-FRONTED LOUNGE:</b>	13'7 x 12'7 (4.14m x 3.84m)
<b>MODERN DINING KITCHEN:</b>	12'7 x 8'7 (3.84m x 2.62m)
<b>LARGE CONSERVATORY:</b>	11'5 x 9'2 (3.48m x 2.79m)
<b>FIRST FLOOR LANDING:</b>	8'10 x 3'5 (2.69m x 1.04m)
<b>MASTER BEDROOM:</b>	12'7 x 8'7 (3.84m x 2.62m)
<b>BEDROOM TWO:</b>	12'7 x 8'4 (3.84m x 2.54m)
<b>CONTEMPORARY BATHROOM:</b>	9'2 x 4'7 (2.79m x 1.40m)

## EXTERNALLY:

This modern semi-detached home occupies a popular residential position in a quiet cul-de-sac, close to amenities, main roads and the delightful Balderton lakeside.

The front aspect provides a paved MULTI-VEHCILE DRIVEWAY, with concealed gas/ electricity meters, an external wall light and a side entrance door. The low-maintenance front garden is gravelled with open boundaries. A wooden side gate on the driveway opens into the well-appointed and private rear garden. The Minimal maintenance continues with a part paved and part gravelled external space, with partially planted borders. An outside tap, provision for a garden shed. Fully fenced side and rear boundaries.

**Approximate Size: 766 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. This excludes the wooden external door and window in the kitchen/diner.

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: 'C' (71)**

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 an 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.

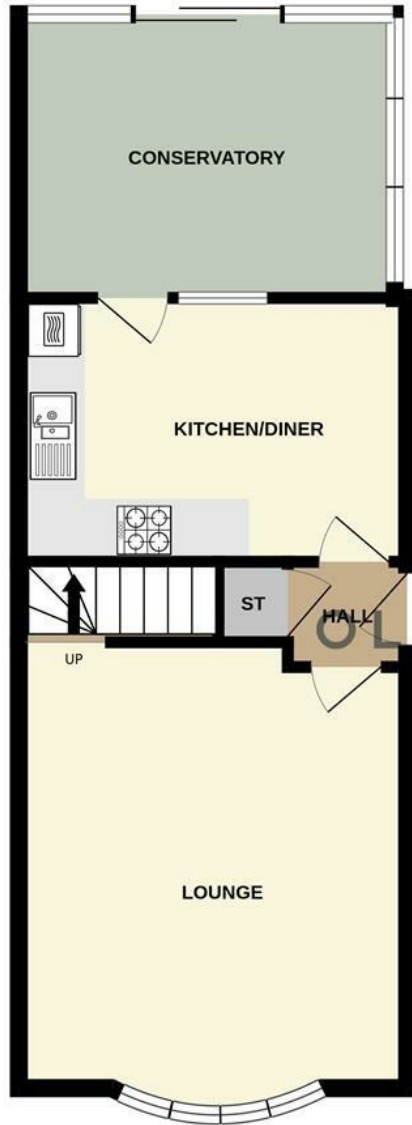
**Draft Details-Awaiting Approval:**

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.

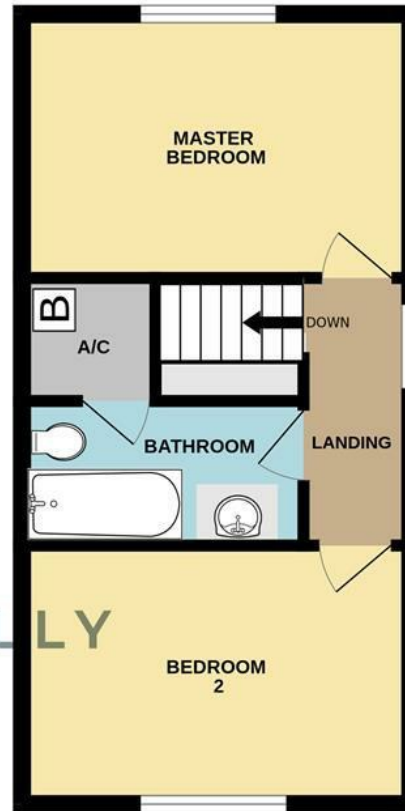




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

