



Willow Road, Balderton, Newark

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OLIVER REILLY



Willow Road, Balderton, Newark

- LOVELY MODERN QUARTER HOUSE
- QUIET CUL-DE-SAC LOCATION
- MODERN KITCHEN & STYLISH BATHROOM
- ALLOCATED PARKING SPACE
- ONE DOUBLE BEDROOM WITH FITTED WARDROBE
- DUAL-ASPECT LOUNGE/DINER
- ENCLOSED LOW-MAINTNENACE GARDEN
- EXCELLENT CONDITION! IDEAL FIRST TIME HOME!
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £110,000 - £115,000. GET YOUR FOOT ON THE LADDER!!!

Take the leap onto the property market and acquire this SUPERBLY PRESENTED contemporary quarter house. Pleasantly situated in a charming, quiet and convenient residential cul-de-sac. A stones throw away from the idyllic Balderton lakeside and a vast array of excellent on hand amenities.

If you're searching for a PERFECT PLACE TO CALL YOUR FIRST HOME or an ideal, low-maintenance investment opportunity, then LOOK NO FURTHER!... The BRIGHT & BEAUTIFUL internal accommodation is a credit to the existing owner and remains ready and waiting for your immediate appreciation.

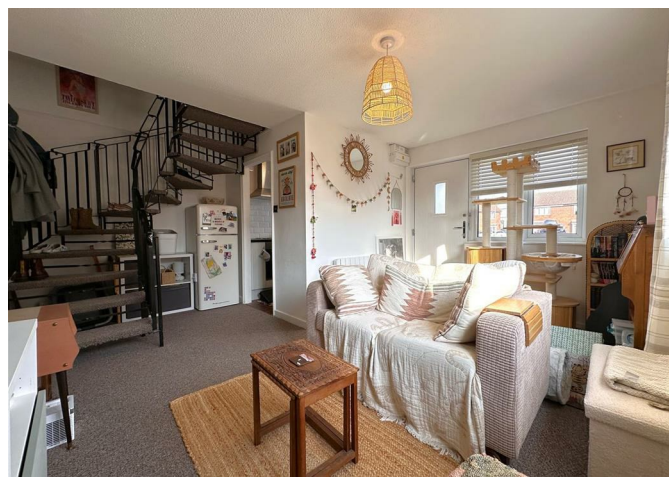
The free-flowing internal layout comprises: Generous L-shaped DUAL-ASPECT lounge/diner and an attractive modern kitchen. The first floor landing leads into a STUNNING MODERN BATHROOM with shower over and a LARGE DUAL-ASPECT BEDROOM with FITTED WARDROBE.

Externally, the property promotes a delightful, low-maintenance front garden, with a useful paved side storage area and access into an attached external store.

There is an ALLOCATED PARKING SPACE adjacent to the property and a comfortable walk over to the lakeside and local shopping facilities.

Further benefits of this attractive modern-day home include uPVC double glazing, with a new composite door installed in the last 12 months and electric heating.

MAKE YOUR MOVE!... It's time to TURN THE KEY TO YOUR FIRST HOME!



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Allocated Parking Space

OPEN-PLAN LOUNGE/DINER:

MODERN FITTED KITCHEN:

FIRST FLOOR LANDING:

DUAL-ASPECT DOUBLE BEDROOM:

A generous DOUBLE bedroom with useful fitted open wardrobe space and a fitted airing cupboard.

STYLISH CONTEMPORARY BATHROOM:

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.

EXTERNALLY:

This lovely modern home is pleasantly positioned in a quiet cul-de-sac. Close to amenities and transport links. The front aspect is greeted with a picket fenced front boundary, with a low-level personal gate opening onto a paved pathway. leading to the front porch and entrance door, with attached external store. The delightful and low-maintenance rear garden is laid to lawn, with partial gravelled borders and a paved seating area with security light above. A wooden left sided gate opens into further paved hardstanding, with fenced boundaries, perfect for external storage. There is mature conifer hedge left side boundary and a fenced right side boundary. The communal carpark is situated adjcant to the property, with an allocated space provided.

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: 430 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: 'D' (57)

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.

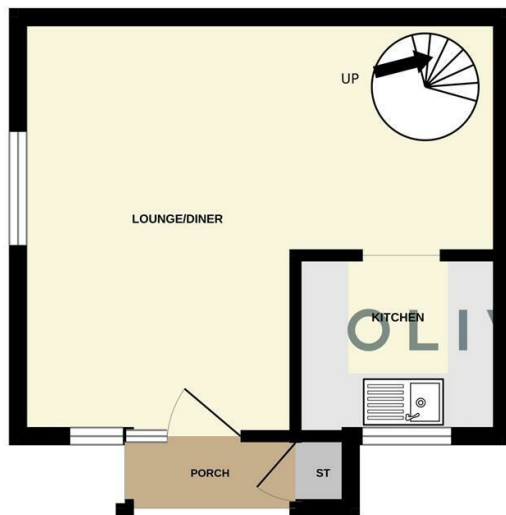
Draft Details-Awaiting Approval:

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.

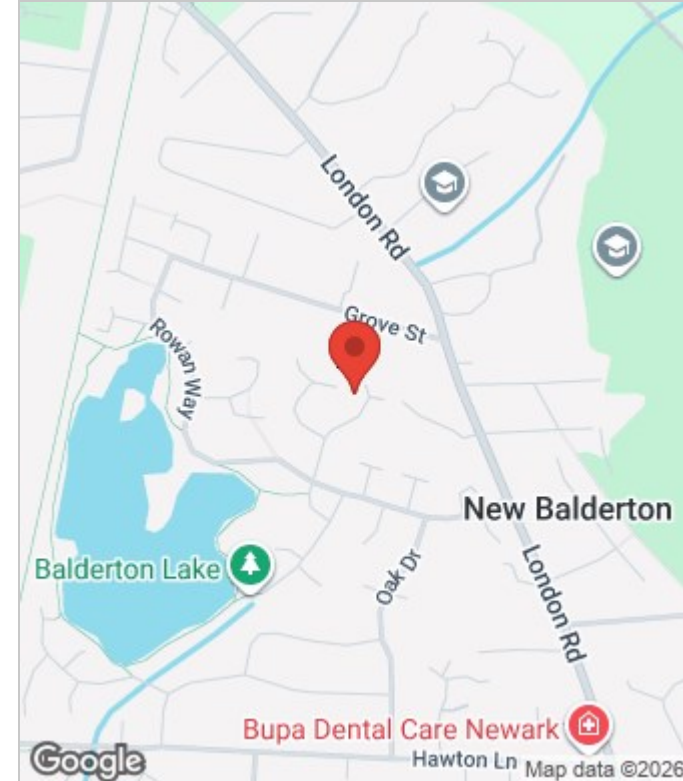
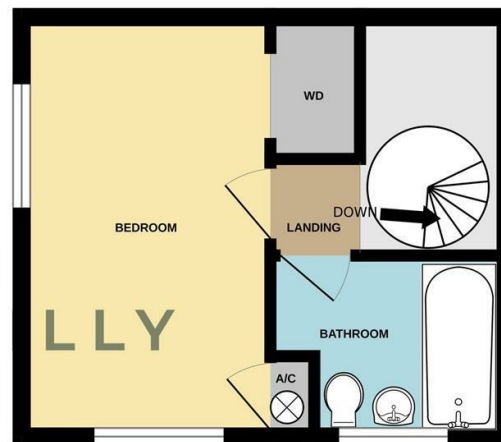




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	