



32 Willow Road, New Balderton, Newark,
Nottinghamshire, NG24 3DA

O.I.R.O £140,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A semi detached 2 bedroomed house, recently refurbished and well presented with a new kitchen, new bathroom, redecoration and refitted carpets. The property has a pleasant situation with an enclosed rear garden.

The well planned and practical accommodation includes on the ground floor; an entrance hall with cupboard under the stairs, lounge with bay window, dining kitchen with appliances including oven, hob, washing machine and fridge freezer. There are 2 good sized bedrooms upstairs and a bathroom fitted with a new suite. Central heating is gas fired and the property is double glazed.

Willow Road is conveniently situated just a short walking distance from the London Road amenities including a supermarket, bus services, primary and secondary schools.

The property provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL

With cupboard under the stairs.

LOUNGE

11'9 x 11' measured into the bay window (3.58m x 3.35m measured into the bay window)



Staircase off. Radiator and thermostat controls for the central heating system.

DINING KITCHEN

11'7 x 10'6 (3.53m x 3.20m)



With white gloss fitted units, comprising; wall cupboards, base units and working surfaces. Whirlpool oven and stainless steel hob. Electra washing machine and Becko fridge freezer included in the sale. LED lighting, laminate floor finish, radiator and UPVC rear entrance door.

FIRST FLOOR

LANDING

With radiator.

BEDROOM ONE

11'8 x 8'9 (3.56m x 2.67m)



With built in storage cupboard and radiator.

BEDROOM TWO

10'10 x 6'5 (3.30m x 1.96m)



With 2ft deep door recess. Radiator.

BATHROOM

7'8 x 4'10 (2.34m x 1.47m)



With new white suite comprising; bath, basin and low suite WC. There is an electric shower over the bath.

OUTSIDE



Paved rear garden area with raised planted in the corner. Outside tap and garden shed. The garden is surrounded by 6ft fencing. The property has an open plan frontage.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

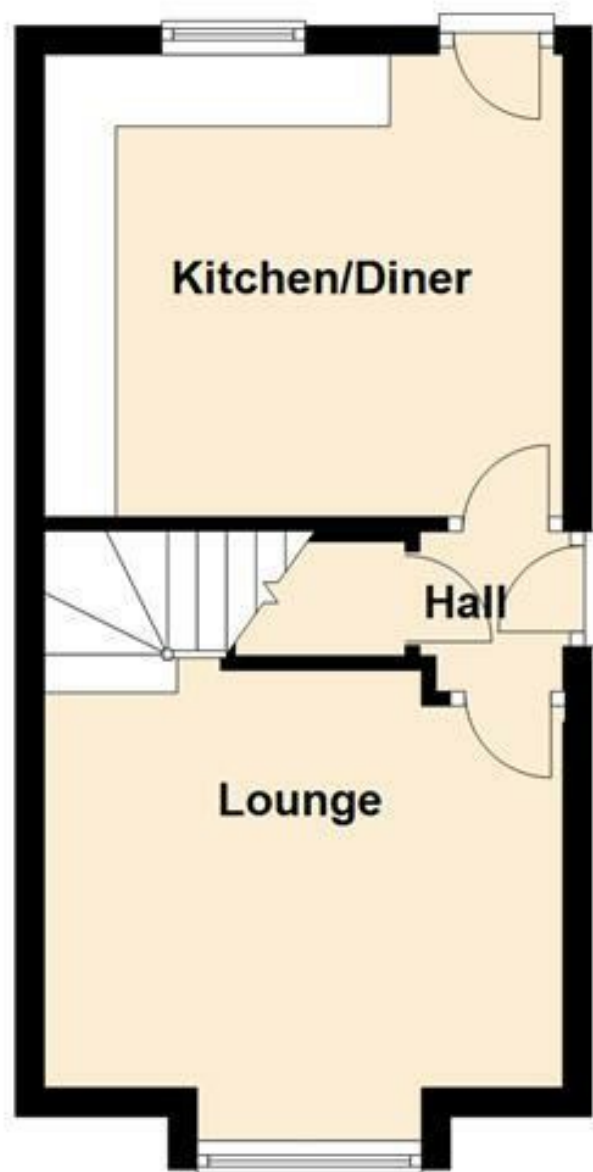
Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Ground Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 52.5 sq. metres (565.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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