



EDLIN & JARVIS  
ESTATE AGENTS



12 Alder Close, Balderton, NG24 3AY

£875 Per Calendar Month



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£875 Per Calendar Month

# 12 Alder Close

Balderton, NG24 3AY

- AVAILABLE SOON!!
- OFF STREET PARKING & GARAGE
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION

Welcome to Alder Close, Balderton - a charming property that could be your next dream home! This delightful house, built in 1980, offers a modern touch with its two double bedrooms, perfect for a small family or those looking for extra space.

One of the highlights of this property is the off-street parking and garage, providing you with ample space for your vehicles and storage needs. The enclosed rear garden offers a private oasis where you can unwind and enjoy the outdoors in peace.

Situated in a quiet cul-de-sac, Alder Close offers a tranquil environment, perfect for those seeking a peaceful retreat. With 678 sq ft of space, this house provides a comfortable living area for you to make your own.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property in Balderton.

Holding Fee £201

Deposit £1009

Council Tax - A

EPC - D





Directions

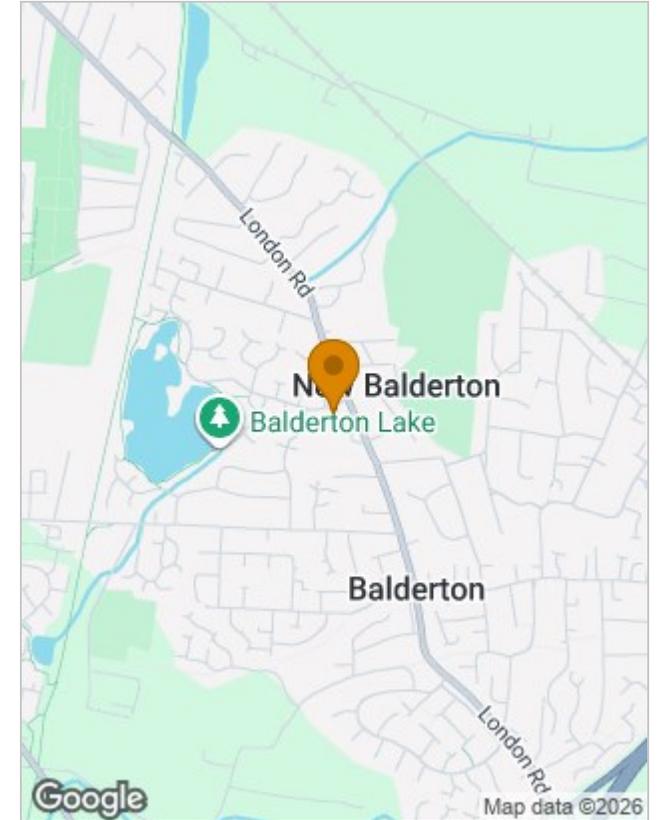




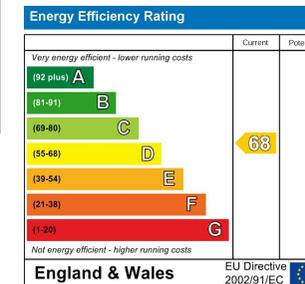
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lettings Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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