



Goldstraw Lane, Fernwood



Guide Price £150,000 to £160,000

- End Of Terrace
- Ideal First Time Buy
- Three Bedrooms
- Kitchen & Lounge
- Enclosed Rear Garden
- Allocated Parking
- No Chain
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: C



A modern three bedroom end of terrace located in the heart of Fernwood village and ideal lock up and leave or first time buy. The property has accommodation comprising of, kitchen, ground floor WC, lounge with double doors to the rear garden, to the first floor there are 3 bedrooms and a bathroom. There is a low maintenance rear garden which is laid to lawn, and to the rear there is allocated parking. The property benefits from UPVC double glazing and gas central heating, being sold with NO CHAIN.

ACCOMMODATION - Rooms & Measurements

Kitchen

3.10m x 2.84m (10'2 x 9'4)

Lounge Diner

4.39m x 4.14m (14'5 x 13'7)

Ground Floor WC

2.24m x 0.94m (7'4 x 3'1)



First Floor Landing

Bedroom One

4.14m x 3.20m (13'7 x 10'6) maximum measurements

Bedroom Two

2.59m x 2.06m (8'6 x 6'9)

Bedroom Three

2.59m x 2.01m (8'6 x 6'7)

Shower Room

1.65m x 1.90m (5'5 x 6'3)

Agent's Note - Allocated Parking

The allocated parking space is not on the properties Title Plan. We understand a right granted will be referred to in the Official Copies or a separate Deed referred to within the Official Copies.

Services

Mains gas, electricity, water and drainage are connected.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £193.43 per 6 months (can be paid in instalments) there are also charges for the sale and purchase of the property and other amendments. Please speak to a property consultant for further information.



Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdressers.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

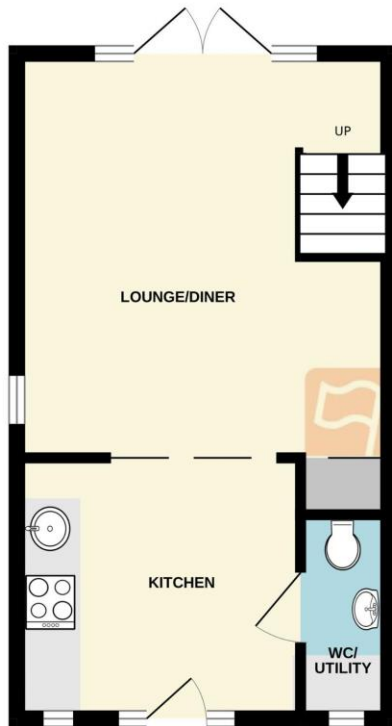
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.

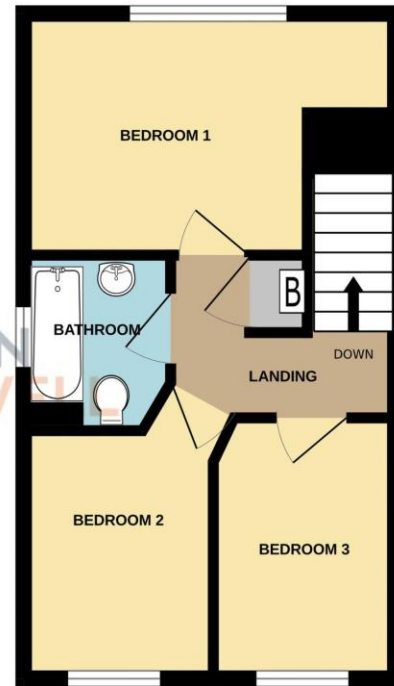


Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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