



Halifax Road, Fernwood



Asking Price £250,000

- Modern Semi Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Dining Kitchen with French Doors
- Off Street Parking
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: B



Benefiting from NO LOCAL SERVICE CHARGES, this modern semi detached home is quietly positioned on a no-through road and enjoys lovely views across a green area to the front. Still having the advantage of an NHBC warranty, when purchased, this home had numerous upgrades that included flooring, spotlights, and the gold standard kitchen upgrade, making this home ideal for a buyer to just move straight into. The property's accommodation comprises to the ground floor: entrance hallway with generous storage cupboard, WC, spacious dual aspect lounge and a dining kitchen with French doors opening to the rear garden and appliances to include a four ring gas hob, electric fan assisted oven, integrated fridge/freezer and dishwasher. To the first floor, there is a family bathroom suite and three bedrooms, two of which having fitted wardrobes and the master bedroom also enjoying a luxurious ensuite shower room. Externally, this home boasts parking to the side and an enclosed rear garden that is predominantly laid to lawn with a superb paved outdoor seating area, perfect for catching the evening sun. Other features of this home include UPVC double glazing and gas central heating.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 2.72m x 2.03m (8'11 x 6'8)
maximum measurements

Ground Floor WC 1.85m x 0.94m (6'1 x 3'1)

Lounge 4.70m x 3.23m (15'5 x 10'7)

Dining Kitchen 4.70m x 2.67m (15'5 x 8'9)

First Floor Landing

Bedroom One 3.30m x 3.17m (10'10 x 10'5)
maximum measurements

Ensuite 2.29m x 1.40m (7'6 x 4'7)

Bedroom Two 3.00m x 2.67m (9'10 x 8'9)
maximum measurements

Bedroom Three 2.67m x 1.96m (8'9 x 6'5)

Bathroom 2.11m x 1.68m (6'11 x 5'6)

Services

Mains gas, electricity, water and drainage are connected.

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 - Driveway

The Property has a Tarmac parking area, three neighbouring properties have a right of access over the block paved part of the drive, providing access to their own parking.

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 are taken internally and cannot be assumed 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

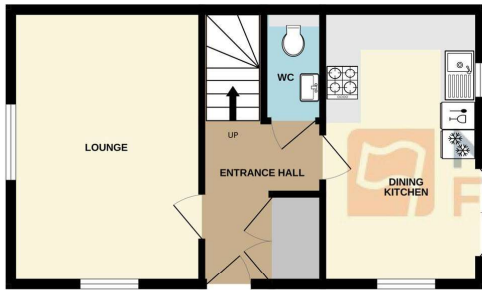
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

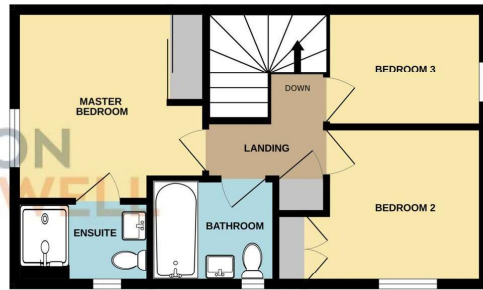
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

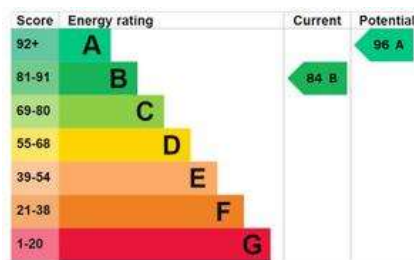
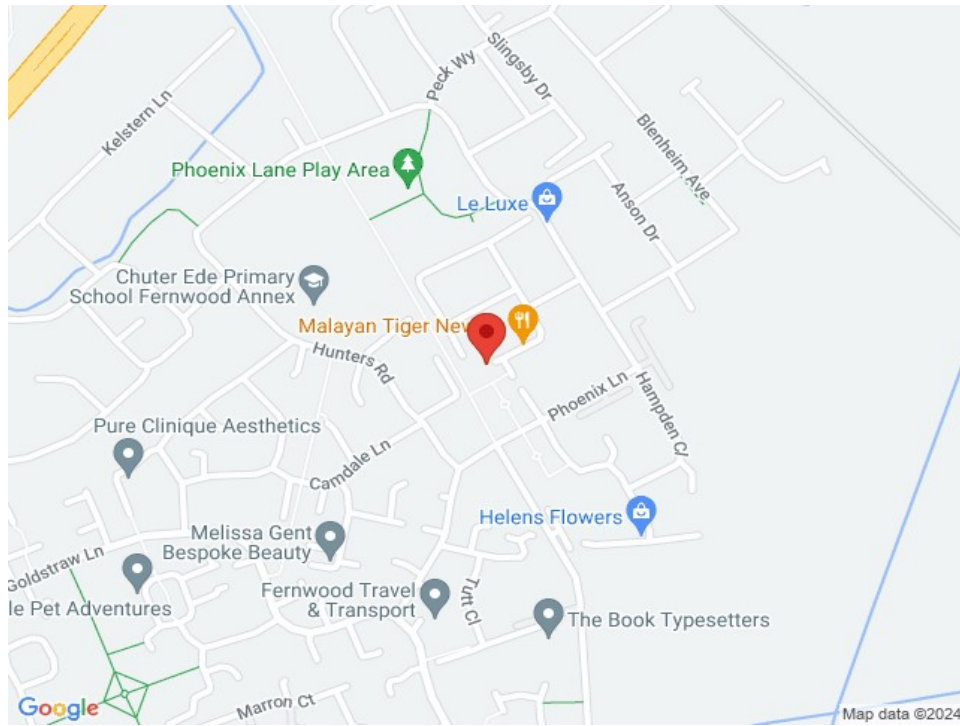
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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