

 **NEWTON FALLOWELL**

Parsons Close, Fernwood



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Guide Price £120,000 to £130,000

- Modern Coach House
- Two Double Bedrooms
- Spacious Lounge/Diner
- Kitchen & Bathroom
- Single Garage
- No Chain
- Ideal First Time/Investment Buy
- Council Tax Band: A
- Tenure: Leasehold
- EPC Rating: C



MARKETED WITH NO CHAIN. Requiring a degree of cosmetic enhancement throughout, this modern coach house is quietly positioned within a cul-de-sac in the popular area of Fernwood. Representing a blank canvas, ideal for a first time buyer to make a property their own, the property's accommodation comprises: entrance hall with stairs rising to the first floor, spacious lounge/diner, kitchen with four ring electric hob and electric fan assisted oven, two DOUBLE bedrooms, one of which having fitted wardrobes, and a three piece family bathroom suite. Other features of this home include gas central heating, UPVC double glazing and the cul-de-sac enjoys multiple visitor parking spaces.

Lease Details

Management Company - Firstport Management

Years Remaining on Lease - 125 Year Lease from 1st June 2003 (approximately 104 years remaining).

Current Ground Rent per annum - £135

Current Service Charge - £419.79

Buildings insurance is included within the service charge.

ACCOMODATION - Rooms & Measurements

Entrance Hall - 1.45m x 1.30m (4'9 x 4'3)

First Floor Landing

Lounge/Diner 5.36m x 3.94m (17'7 x 12'11) maximum measurements

Kitchen 2.44m x 2.24m (8'0 x 7'4)

Inner Hallway 2.82m x 1.45m (9'3 x 4'9) maximum measurements

Bedroom One 3.56m x 3.00m (11'8 x 9'10) maximum measurements



Bedroom Two 3.56m x 2.29m (11'8 x 7'6) maximum measurements

Bathroom 2.01m x 1.68m (6'7 x 5'6) maximum measurements

Garage 5.38m x 3.20m (17'8 x 10'6) maximum measurements

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 - 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.

Anti Money Laundering

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.

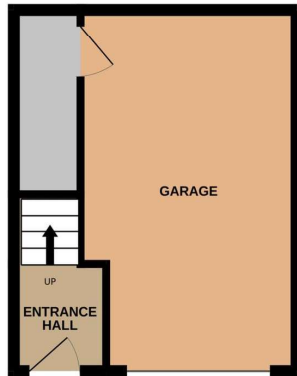
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

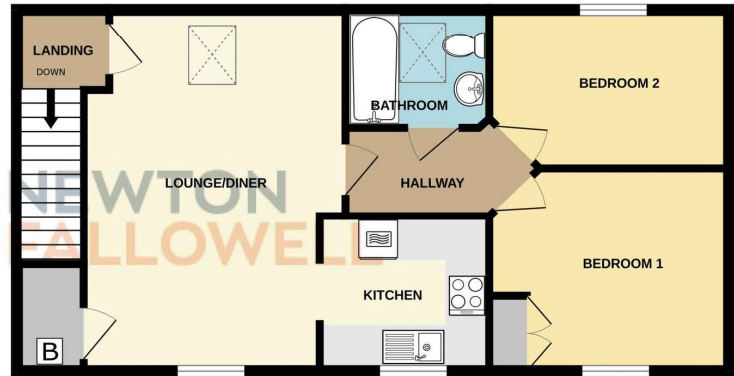
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

Floorplan

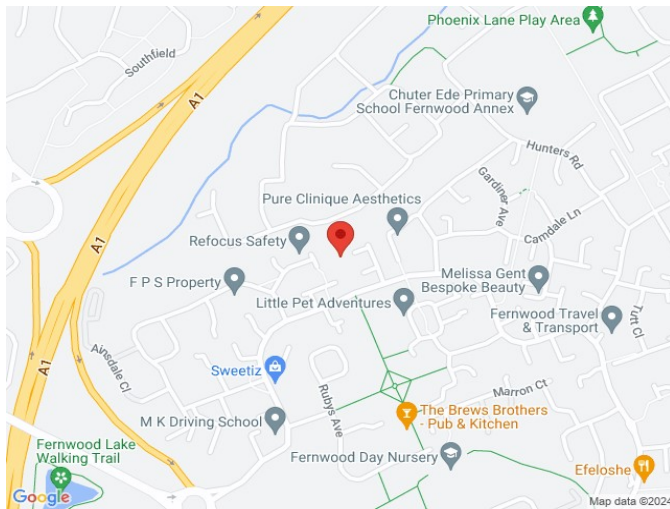
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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