



Goldstraw Lane, Fernwood



Guide Price £250,000 to £260,000

- Modern Town House
- Four/Five Bedrooms
- Two Ensuites, Bathroom & W/C
- Lounge & Dining Kitchen
- Enclosed Rear Garden
- Garage & Off Street Parking
- No Chain
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: C



Marketed with NO CHAIN. Representing superb value for money, this modern town house boasts spacious and versatile accommodation set across three floors, perfect for a growing family or a buyer possibly looking for multi-generational living. This home benefits from a host of local amenities close to hand and has great access to the A1 as well as Newark town centre.

The property's accommodation comprises to the ground floor: entrance hall with useful storage facilities, utility room, double bedroom with French doors to the rear garden and an ensuite shower room, as well as further double bedroom that could also act as a wonderful home office. The first floor has a spacious lounge and a generous L-shaped dining kitchen space with the kitchen having a four ring electric hob and electric oven. The second floor has a Jack and Jill bathroom, two double bedrooms and a master suite that benefits from a double bedroom, dressing room and ensuite shower room.

Externally, the property enjoys a delightful fully enclosed rear garden, with a substantial paved area, perfect for those who like entertaining. There is then a fenced area that is predominantly laid to lawn, with a rear gate leading round the back of the property and to the single garage, with an off street parking space in front. Other features of this home include gas central heating and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

1.98m x 1.55m (6'6 x 5'1)

Utility Room

1.80m x 1.65m (5'11 x 5'5)
maximum measurements

Bedroom Five/Home Office

5.00m x 2.77m (16'5 x 9'1)
maximum measurements

Bedroom Two

3.66m x 2.97m (12'0 x 9'9)
maximum measurements

Ensuite

2.46m x 1.17m (8'1 x 3'10)

First Floor Landing

Lounge

4.93m x 3.89m (16'2 x 12'9)

Dining Kitchen

4.93m x 3.81m (16'2 x 12'6)
maximum measurements

Second Floor Landing

Master Bedroom

3.94m x 3.17m (12'11 x 10'5)

Dressing Room

2.01m x 1.65m (6'7 x 5'5)

Ensuite

1.85m x 1.65m (6'1 x 5'5)

Bedroom Three

3.07m x 2.49m (10'1 x 8'2)
maximum measurements

Bedroom Four

3.07m x 2.31m (10'1 x 7'7)
maximum measurements

Jack & Jill Bathroom

2.16m x 2.01m (7'1 x 6'7)
maximum measurements





Fernwood Management Charge

The property is subject to a management charge for maintenance of the development, which the vendor has advised is approximately £53 per month. There are also charges for the sale and purchase of the property and other amendments. Please speak to a property consultant for further information.

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.

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.

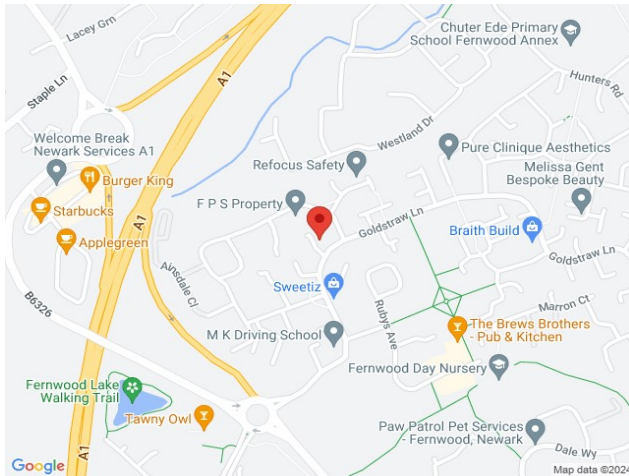
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan



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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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