



Halifax Road, Fernwood



### Asking Price £195,000

- Modern Semi Detached Home
- Two Double Bedrooms
- Bathroom & G/F WC
- Spacious Lounge & Breakfast Kitchen
- Landscaped Rear Garden
- Driveway
- Council Tax Band: B
- Tenure: Freehold
- EPC Rating: B



Built in 2021, this delightful modern semi detached home still remains within NHBC warranty and benefits from NO LOCAL SERVICE CHARGES. Enjoying a driveway to the side of the property providing off street parking, this property also enjoys a fantastic landscaped rear garden with a generous paved entertaining area located at the bottom of the garden. The property would ideally suit a first time buyer and boasts accommodation comprising to the ground floor: entrance hall, WC, spacious lounge and a quality breakfast kitchen with a four ring gas hob, fan assisted electric oven, ample storage units and French doors opening to the rear garden. The first floor has two DOUBLE bedrooms and a three piece bathroom suite. Other features of this home include UPVC double glazing and gas central heating.





## ACCOMMODATION - Rooms & Measurements

**Entrance Hall**  
0.99m x 0.79m (3'3 x 2'7)

**Ground Floor WC**  
1.85m x 1.04m (6'1 x 3'5)

**Lounge**  
3.91m x 3.63m (12'10 x 11'11)  
maximum measurements

**Breakfast Kitchen**  
3.91m x 2.29m (12'10 x 7'6)

**First Floor Landing**

**Bedroom One**  
3.91m x 2.84m (12'10 x 9'4)  
maximum measurements

**Bedroom Two**  
3.91m x 2.29m (12'10 x 7'6)

**Bathroom**  
1.93m x 1.83m (6'4 x 6'0)



### 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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. 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.

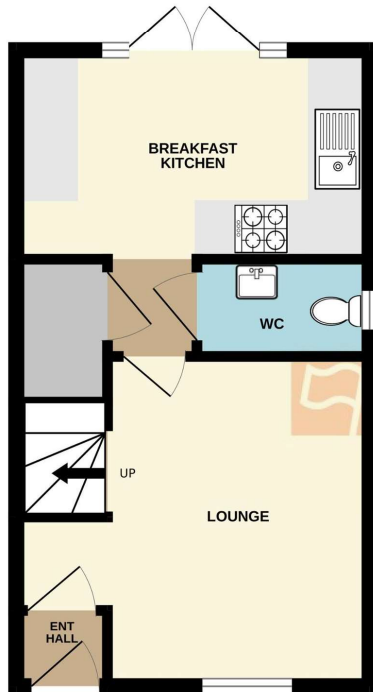
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

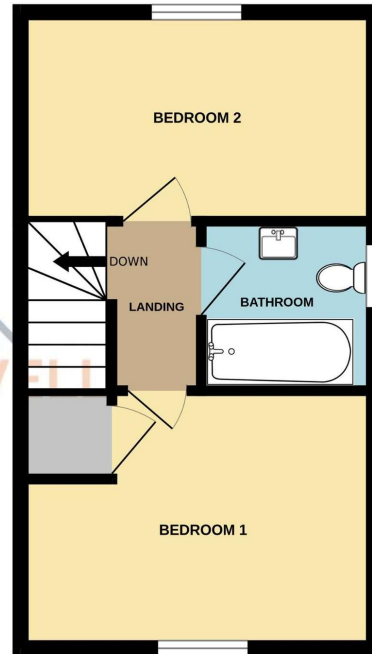


# Floorplan

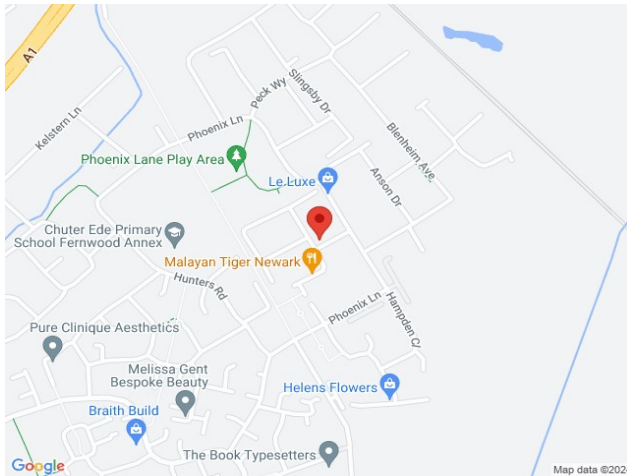
GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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