



Nursery Avenue, Farndon



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Guide Price £190,000 to £200,000



Key Features

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- First Floor Bathroom
- Two Reception Rooms & Kitchen
- Detached Garage & Driveway
- Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: E
- Tenure: Freehold





Marketed with NO CHAIN. Tucked away in a quiet cul-de-sac, this semi detached home is located in the sought after village of Farndon, benefiting from beautiful riverside walks and local amenities close to hand, whilst providing fantastic access to Newark-on-Trent and the A46.

The property represents a delightful blank canvas and has accommodation comprising to the ground floor: entrance hall, spacious lounge with an opening to a dining room that has sliding doors to the rear garden, and access to a kitchen that has a useful store and a four ring electric hob and oven below. The first floor has a generous bathroom suite and three well-proportioned bedrooms.

Externally, the property is approached with a driveway that leads down the side of the property, giving ample off street parking as well as access to a detached single garage. The rear garden is predominantly laid to lawn, with a variety of plants/shrubs to borders. Other features of this home include UPVC double glazing and solid fuel central heating.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Lounge 11'0" x 14'5" (3.4m x 4.4m)

Dining Room 8'9" x 10'4" (2.7m x 3.1m)

Kitchen 8'7" x 10'11" (2.6m x 3.3m)
maximum measurements

Store 3'0" x 5'10" (0.9m x 1.8m)

First Floor Landing

Bedroom One 11'5" x 11'5" (3.5m x 3.5m)
maximum measurements

Bedroom Two 10'4" x 11'5" (3.1m x 3.5m)
maximum measurements

Bedroom Three 7'5" x 7'5" (2.3m x 2.3m)

Bathroom 5'6" x 8'4" (1.7m x 2.5m)

Garage 9'4" x 16'11" (2.8m x 5.2m)

Services

Solid fuel central heating. Mains electricity, water and drainage are connected.



Farndon

The ever popular village of Farndon is situated just 2 miles west of Newark and benefits from an array of amenities including a shop and post office, hairdressers, and a number of public houses and restaurants with most having a delightful riverside setting. There is also a village primary school St Peters, Cross Keys C of E Primary Academy and a village hall.

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.

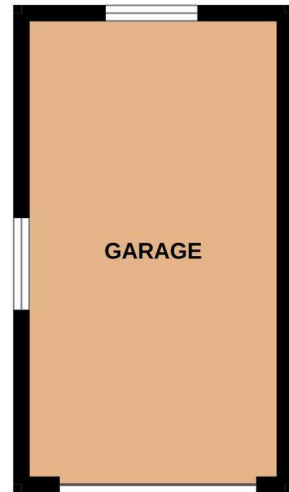
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

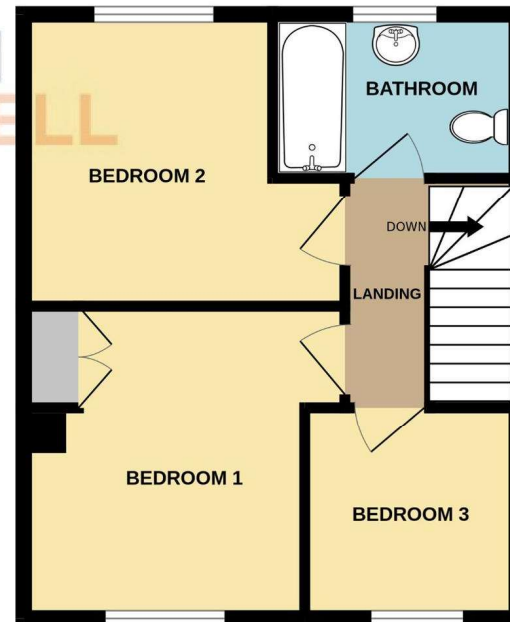
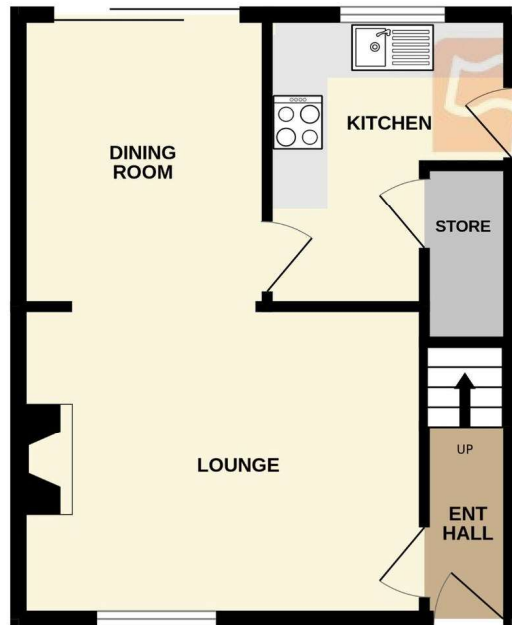
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



NEWTON
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

