



Gardiner Avenue, Fernwood



4



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Guide Price £220,000 to £230,000



Key Features

- Modern Semi-Detached House
- Four Bedrooms
- Lounge/Diner and Kitchen
- Ensuite, Bathroom & GF WC
- Driveway & Garage
- Low Maintenance Rear Garden
- No Chain
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





A deceptively spacious and modern four bedroom family home, set in the heart of a hugely popular residential location within 'Fernwood Village', providing an array of local amenities along with excellent school and transport links.

This well-maintained home offers accommodation comprising: entrance hall, ground floor WC, large lounge with open access into a separate dining room. The ground floor also benefits from a fitted kitchen with a range of integrated appliances. The first floor provides a large landing, four bedrooms, three of which have fitted wardrobes. There is also a three-piece family bathroom and an en-suite shower room serving the master bedroom.

Externally the property has a sizeable yet low maintenance rear garden with a decked outdoor entertainment area. The front aspect has a driveway that provides access into a single garage. Further benefits include uPVC double glazing and gas central heating. Marketed with NO ONWARD CHAIN.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Ground Floor WC 3'4" x 5'1" (1m x 1.5m)

Lounge 10'6" x 17'6" (3.2m x 5.3m)
maximum measurements

Dining Room 9'0" x 10'7" (2.7m x 3.2m)

Kitchen 8'11" x 10'11" (2.7m x 3.3m)

First Floor Landing

Bedroom One 10'4" x 15'4" (3.1m x 4.7m)
maximum measurements

Ensuite Shower Room 5'8" x 6'3" (1.7m x 1.9m)

Bedroom Two 8'11" x 10'6" (2.7m x 3.2m)

Bedroom Three 8'5" x 9'0" (2.6m x 2.7m)
maximum measurements

Bedroom Four 7'3" x 7'10" (2.2m x 2.4m)

Bathroom 5'1" x 8'4" (1.5m x 2.5m)



Services

Mains gas, electricity, water and drainage are connected.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently TBC per annum, there are also charges for the sale and purchase of the property and other amendments. Please speak to a property consultant for further information.

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.

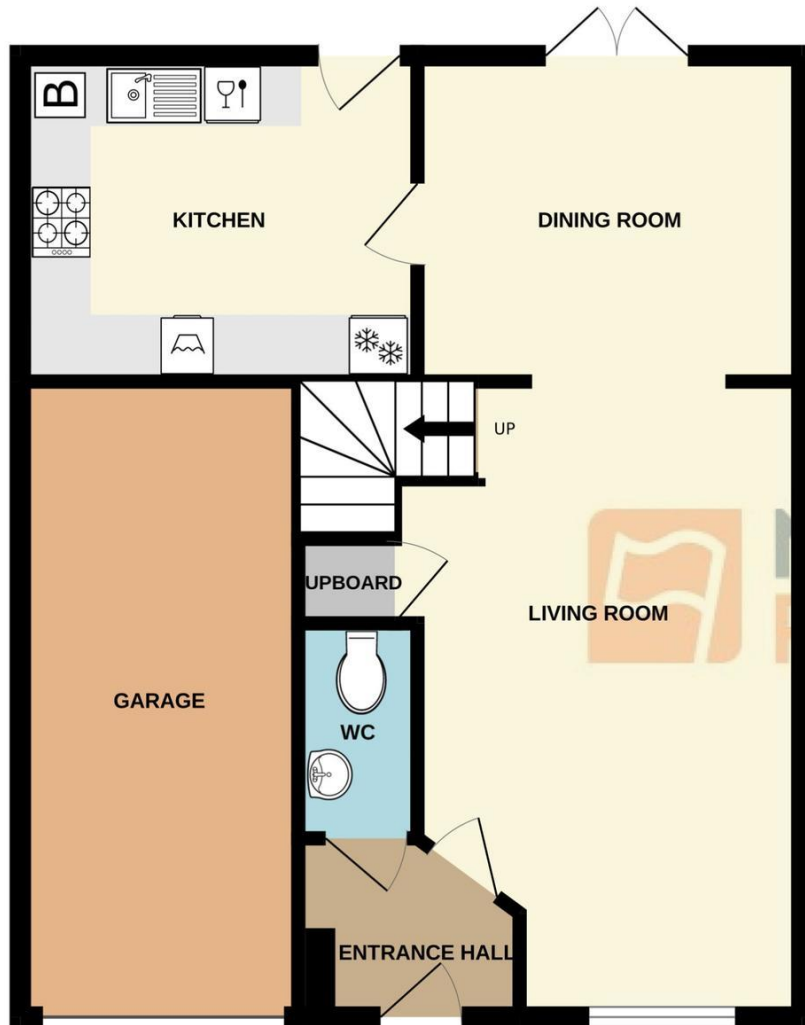
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

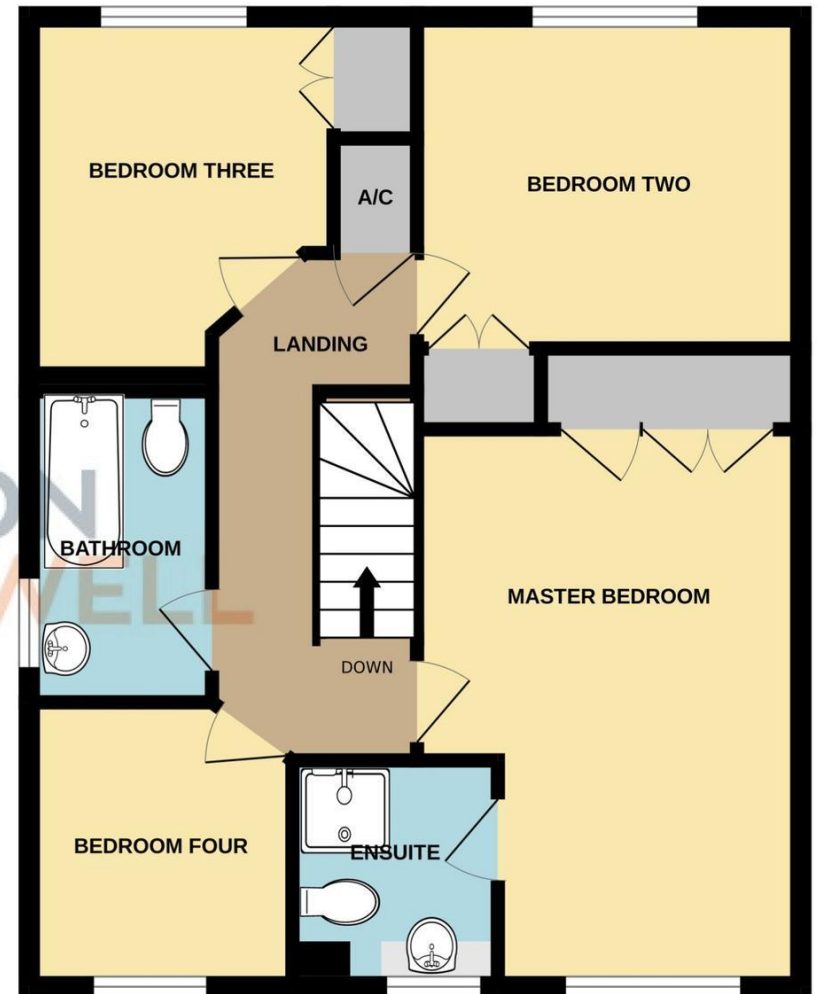
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

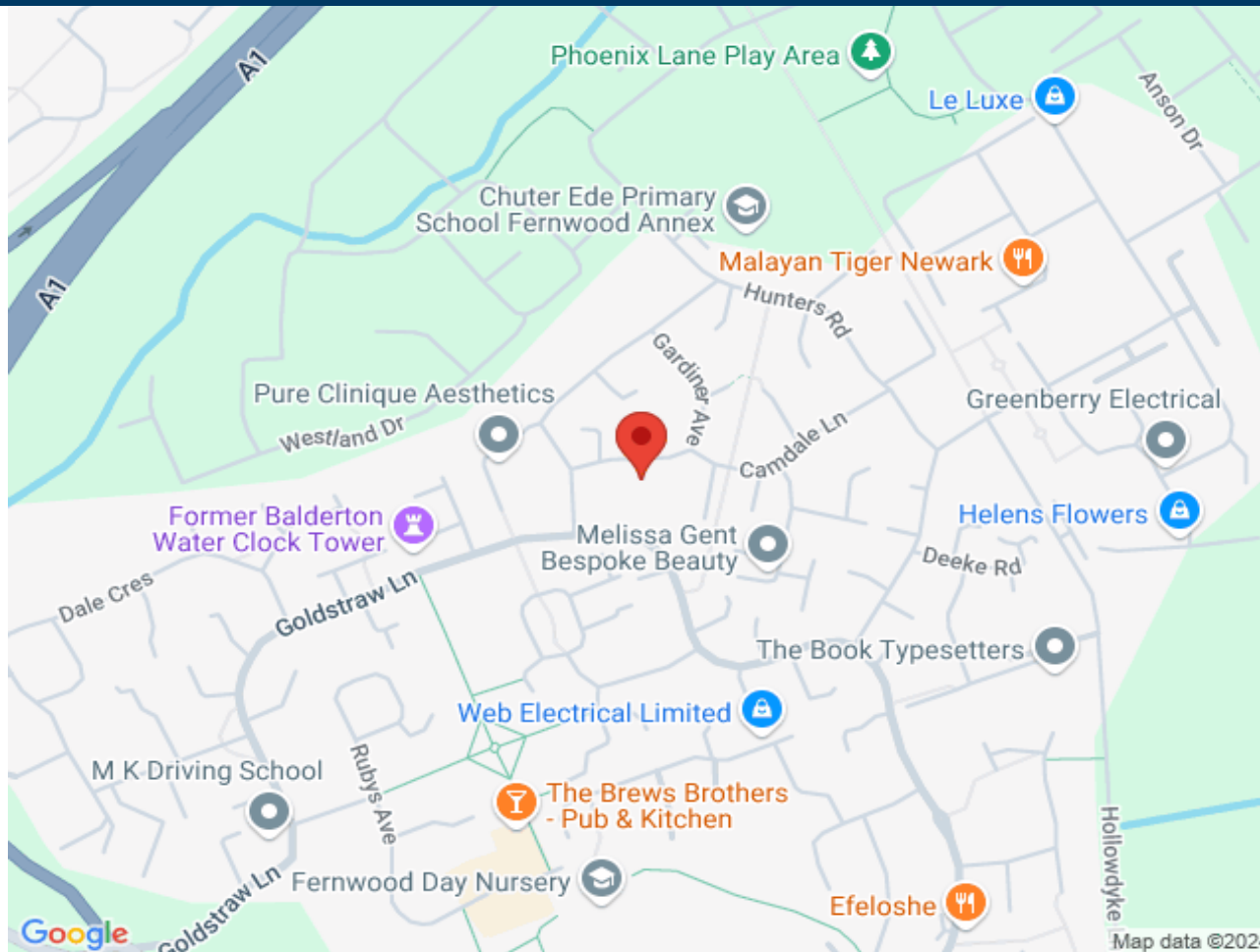


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

