



Read Close, Fernwood



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Asking Price £180,000



Key Features

- Modern End Terraced Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Recently Refitted Dining Kitchen
- Spacious Lounge
- Low Maintenance Rear Garden
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Pleasantly positioned in a cul-de-sac within the popular modern-day village of Fernwood, this end terraced home has undergone a degree of recent renovation to include a new kitchen, central heating boiler and boasts a low maintenance south-westerly facing rear garden as well as allocated parking for two vehicles.

The property's accommodation comprises: entrance hall, ground floor WC, spacious lounge, dining kitchen with French doors to the rear garden as well as four ring gas hob and electric oven, and to the first floor there is a family bathroom suite and three bedrooms, with the main bedroom having an ensuite shower room.

Outside, the property has a low maintenance rear garden that is predominantly paved, the car parking is situated through an archway with a designated space suitable for two cars parking in tandem. Other features include gas central heating (boiler replaced in November 2024) and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'9" x 4'1" (1.4m x 1.2m)

Ground Floor WC 6'4" x 2'9" (1.9m x 0.8m)

Lounge 17'5" x 11'8" (5.3m x 3.6m)
maximum measurements

Dining Kitchen 15'0" x 8'11" (4.6m x 2.7m)

First Floor Landing

Bedroom One 13'9" x 8'5" (4.2m x 2.6m)
maximum measurements

Ensuite Shower Room 8'5" x 4'8" (2.6m x 1.4m)
maximum measurements

Bedroom Two 10'2" x 8'5" (3.1m x 2.6m)

Bedroom Three 8'8" x 6'3" (2.6m x 1.9m)

Bathroom 6'2" x 5'6" (1.9m x 1.7m)



Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently approximately £450 per annum (can be paid in instalments) 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

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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

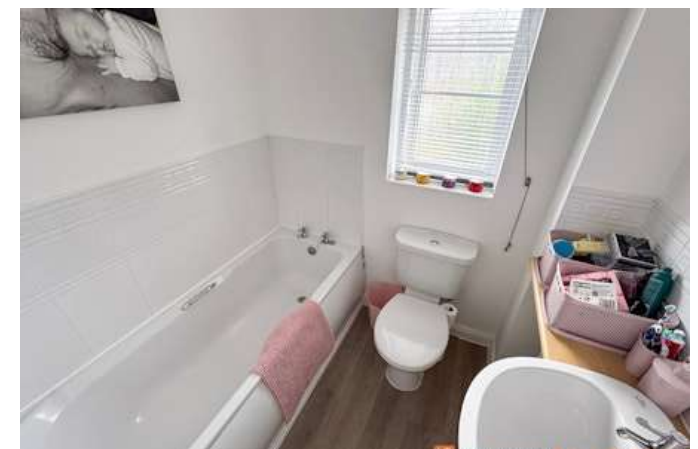
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

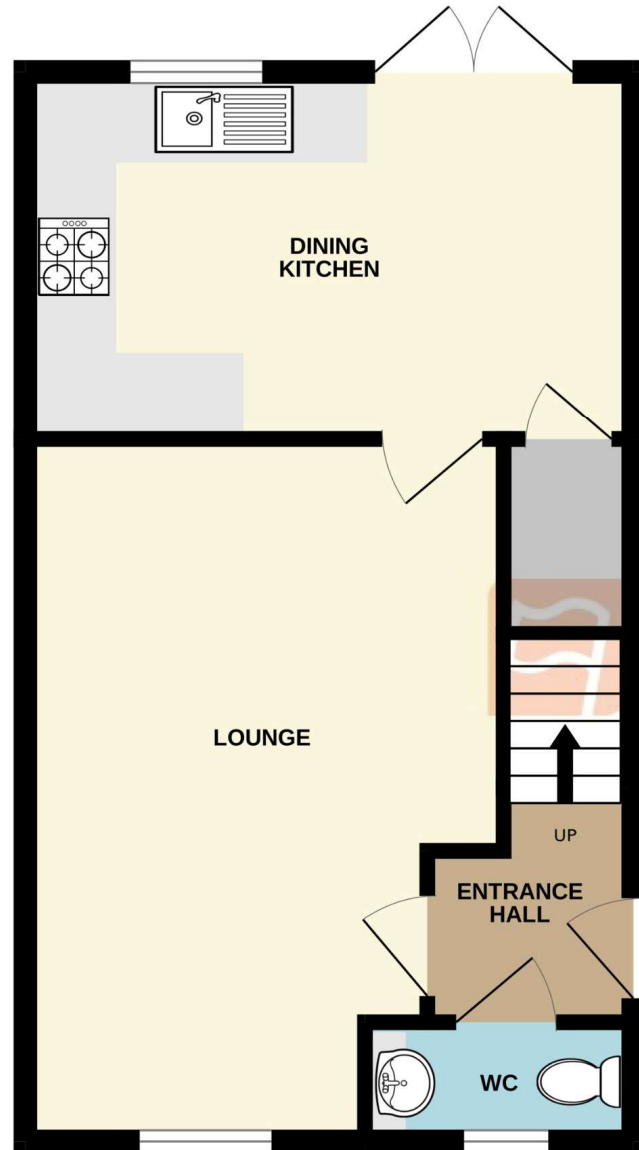
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

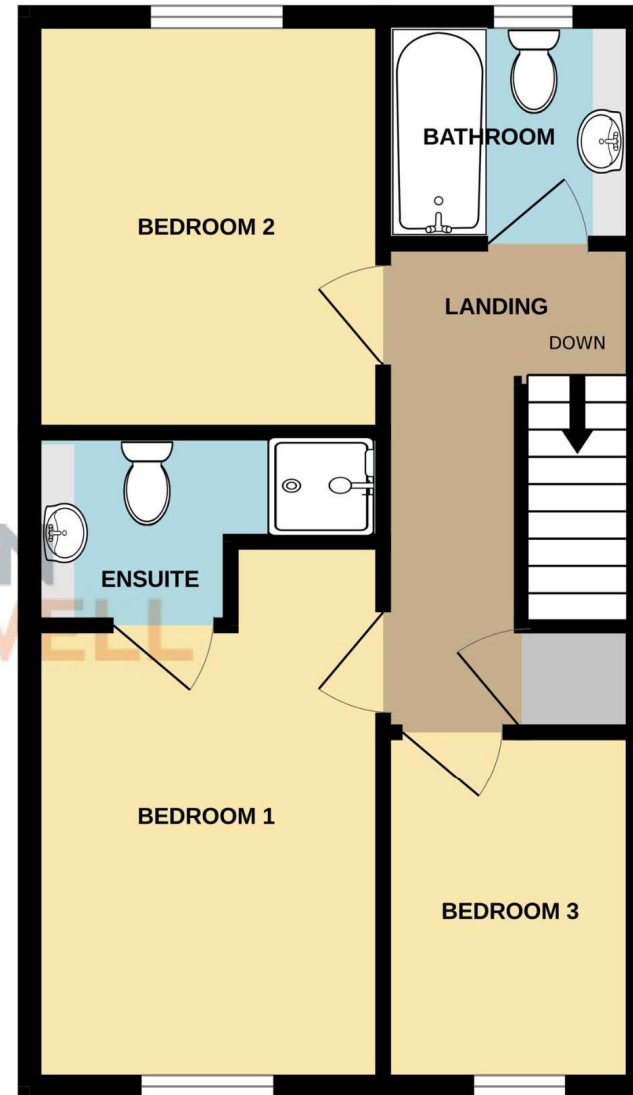
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

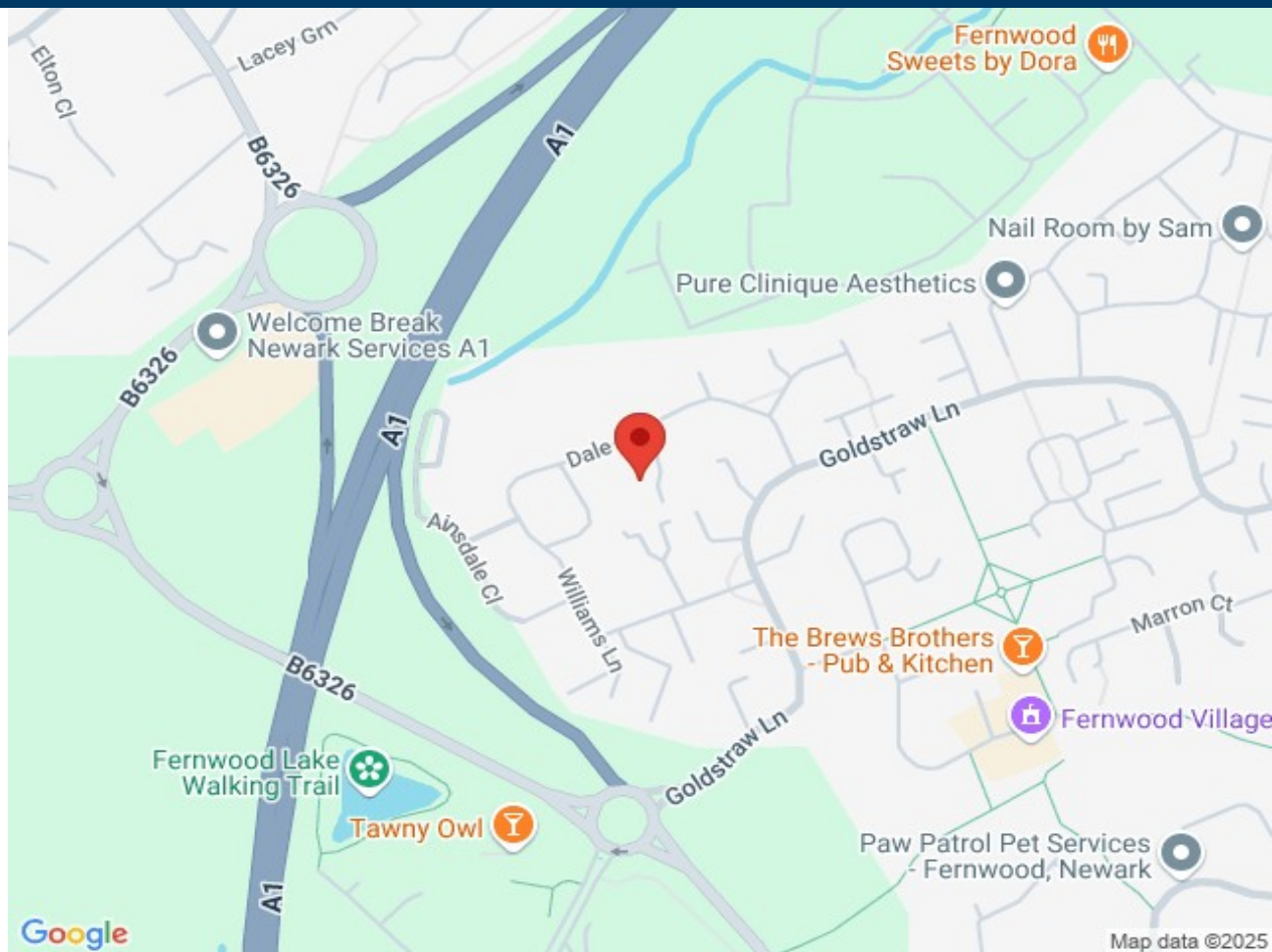


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		