



Dale Crescent, Fernwood



Asking Price £190,000



Key Features

- Extended Semi Detached Home
- Two Double Bedrooms
- Shower Room & G/F WC
- Spacious Lounge & Conservatory
- Kitchen & Utility Room
- Generous Wrap Around Gardens
- Off Street Parking
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Situated within a quiet tucked away position in the popular modern-day village of Fernwood stands this very well maintained and generously proportioned semi-detached home. Enjoying magnificent private wrap around gardens, this property presents a superb opportunity to get on the property ladder. The property's accommodation comprises to the ground floor: entrance hallway, spacious lounge, sizeable kitchen with provision for a free-standing cooker and an opening through to a delightful conservatory which has French doors opening to the rear garden. The ground floor is completed with a small utility room and WC. The first floor has two generous double bedrooms and a quality shower room. Outside to the front, this home benefits from a driveway providing tandem off-street parking for at least two vehicles. However, the main feature of this home is the wonderful wrap around gardens which are predominantly laid to lawn with a variety of different entertaining areas to include a gravelled area, decked area and paved seating area (please note, the pergola will not form part of the sale). Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £142.60 for the period of 01/12/2025 - 31/05/2026. There are also charges for the sale and purchase of the property and we understand also for other amendments/alterations made to the property during ownership. Please speak to a property consultant for further information.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'11" x 4'9" (1.5m x 1.4m)
Lounge 12'10" x 11'10" (3.9m x 3.6m)
maximum measurements
Kitchen 11'9" x 10'7" (3.6m x 3.2m)
maximum measurements
Conservatory 9'11" x 8'11" (3m x 2.7m)
Utility Room 5'0" x 4'6" (1.5m x 1.4m)
Ground Floor WC 5'0" x 3'3" (1.5m x 1m)
First Floor Landing
Bedroom One 15'7" x 9'4" (4.7m x 2.8m)
maximum measurements
Bedroom Two 14'4" x 8'3" (4.4m x 2.5m)
Shower Room 7'1" x 6'2" (2.2m x 1.9m)

Services

Mains gas, electricity, water and drainage are connected.

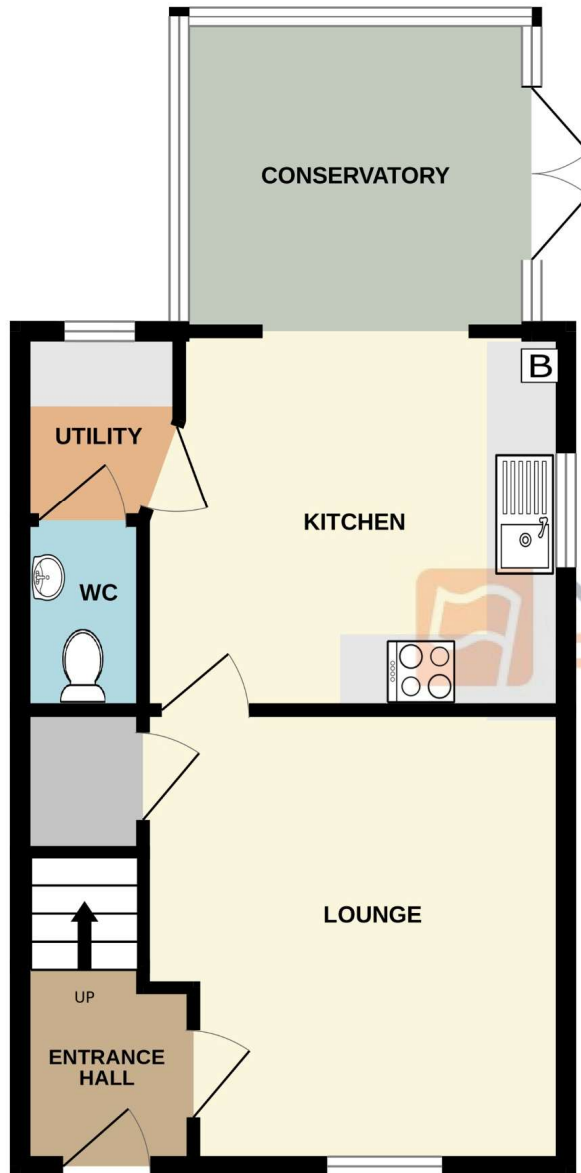
Agent's Note - Sales Particulars

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.

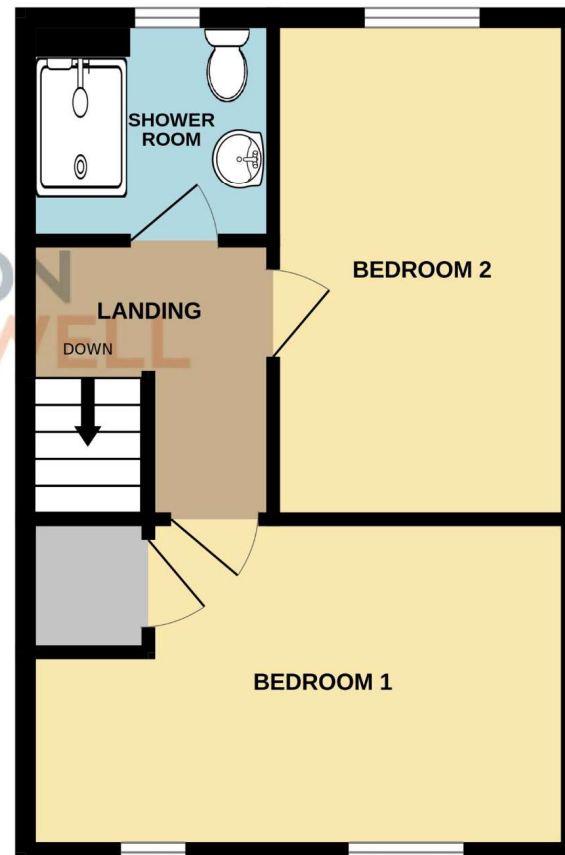
Referrals

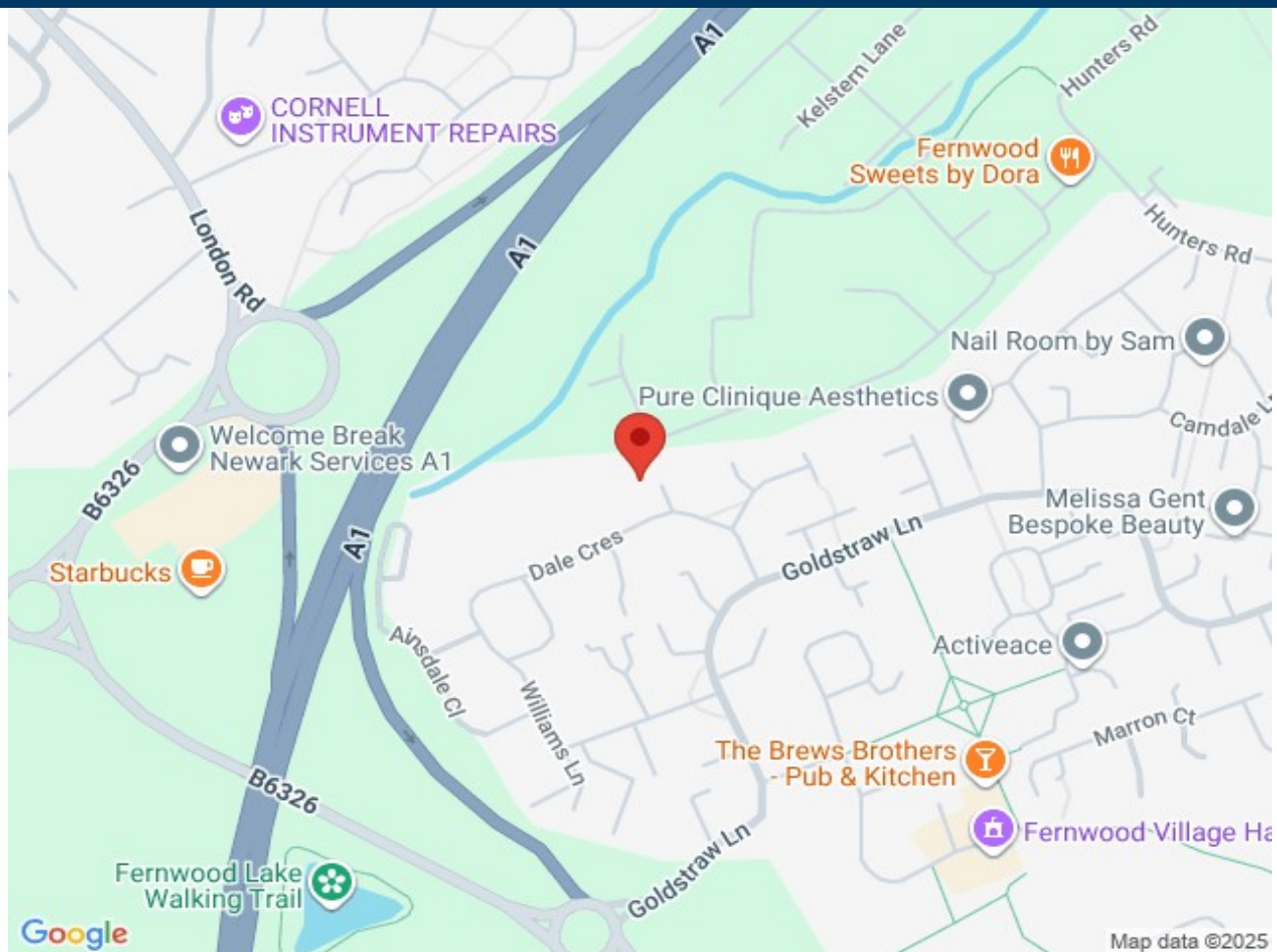
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		