



Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

23 Branston Avenue Farnsfield Newark NG22 8JZ

Offers over £275,000 Freehold

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A most attractive 2 double bedroom semi detached bungalow situated on a good size plot with attractive landscaped front and rear gardens, within this quiet cul de sac off Branston Avenue. The property is offered for sale with immediate vacant possession and is presented in immaculate order throughout, although some cosmetic modernisation would be desirable. Other features of note include a spacious dining kitchen, re-fitted shower room and detached garage and driveway parking.

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, bakery, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve. Affordable bungalows in the village are rarely available therefore an immediate viewing appointment is strongly advised.

Asking price : offers over £275,000 Freehold

Council tax band C

Flood Risk : Very Low

Electric central heating / double glazing / all mains services

Viewing by appointment through

Jonathan Fitzpatrick Village & Country Homes

64 Main Street Farnsfield NG22 8EF

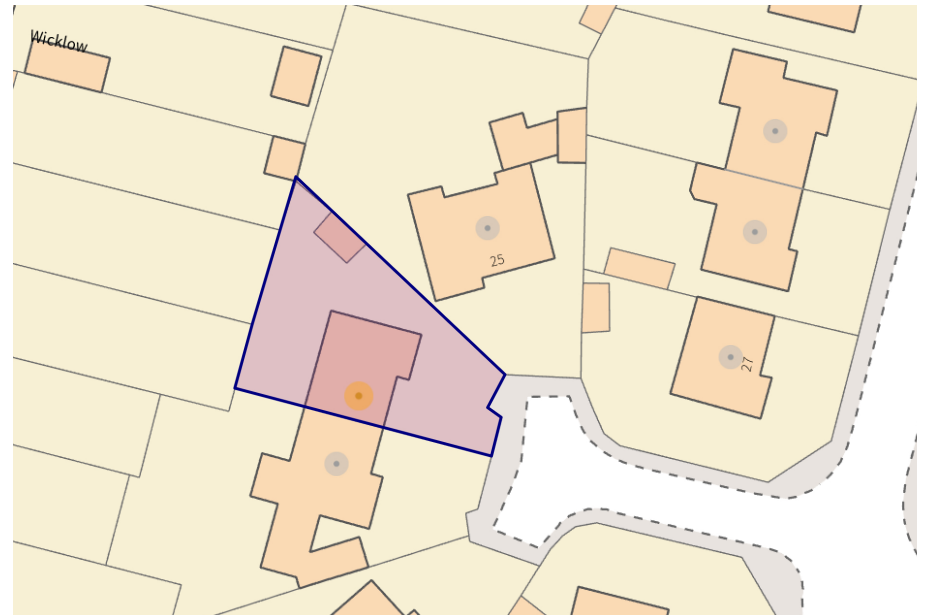
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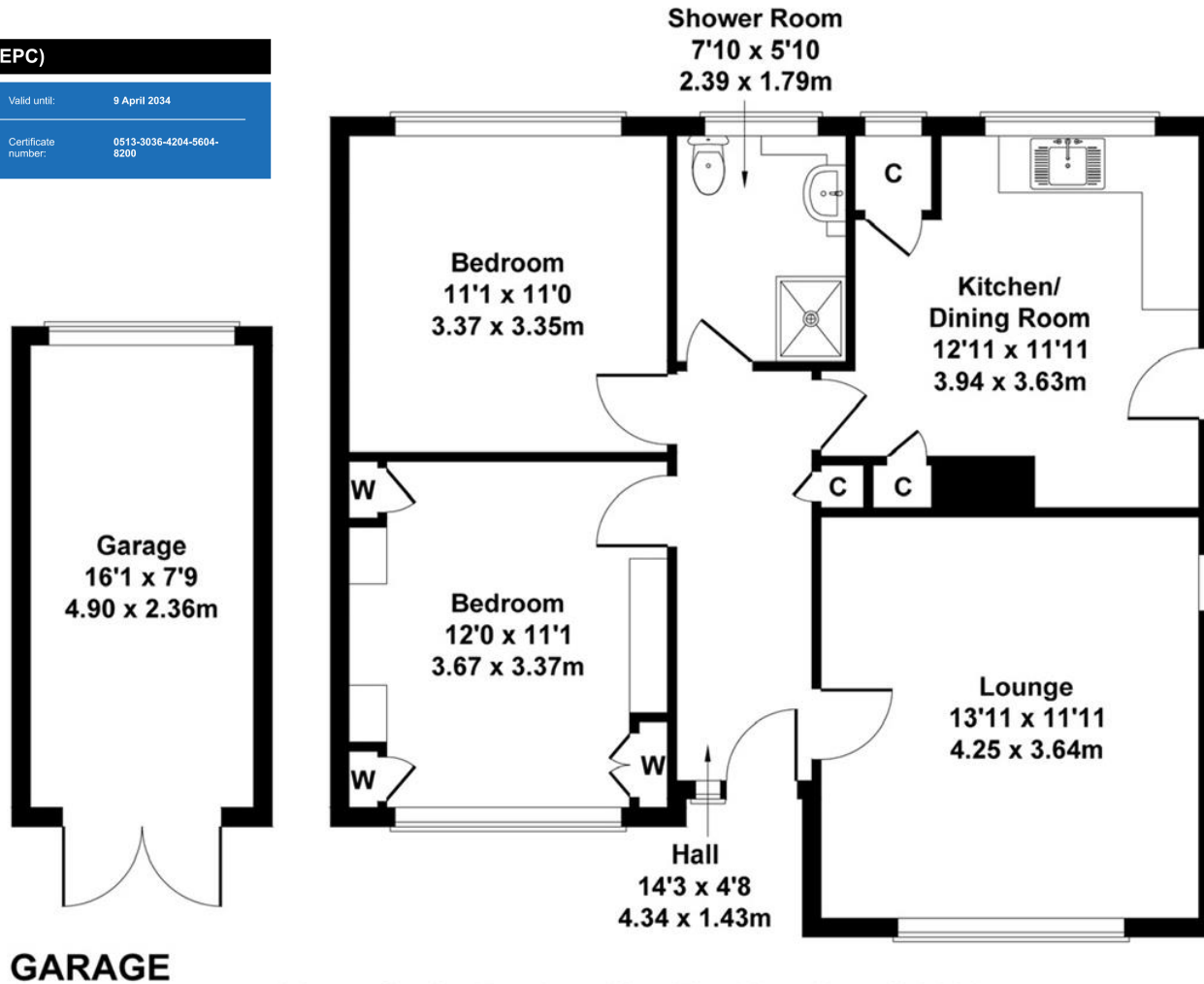


23 Branston Avenue, Farnsfield, NG22 8JZ

Approximate Gross Internal Area
861 sq ft - 80 sq m

Energy performance certificate (EPC)

23 Branston Avenue Farnsfield NEWARK NG22 8JZ	Energy rating	Valid until:	9 April 2034
	E	Certificate number:	0513-3036-4204-5604-6200



Not to Scale. Produced by The Plan Portal 2024
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