

JF

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64 Main Street Farnsfield NG22 8EF



30 Browns Court Farnsfield NG22 8WN



Make immediate arrangements to view this extremely well presented 3 bedroom semi detached house situated within a quiet cul de sac location within this highly populated development off Cockett Lane. The property offers a high level specification and includes an en suite shower room to the master bedroom, spacious lounge and dining kitchen, downstairs cloakroom, driveway parking plus a larger than average west facing rear garden. Farnsfield is a thriving and popular village with numerous independent shops, eateries, two excellent pubs and beautiful countryside walks, including the Southwell Trail, plus primary (St. Michaels) and pre-schools within a couple of minutes drive away. An ideal first/second time buy - viewing highly recommende.

£275,000 Freehold - Council Tax band C / all main services / Flood Risk - None

Viewing strictly by appointment through JF Village & Country Homes - **01623 392676**

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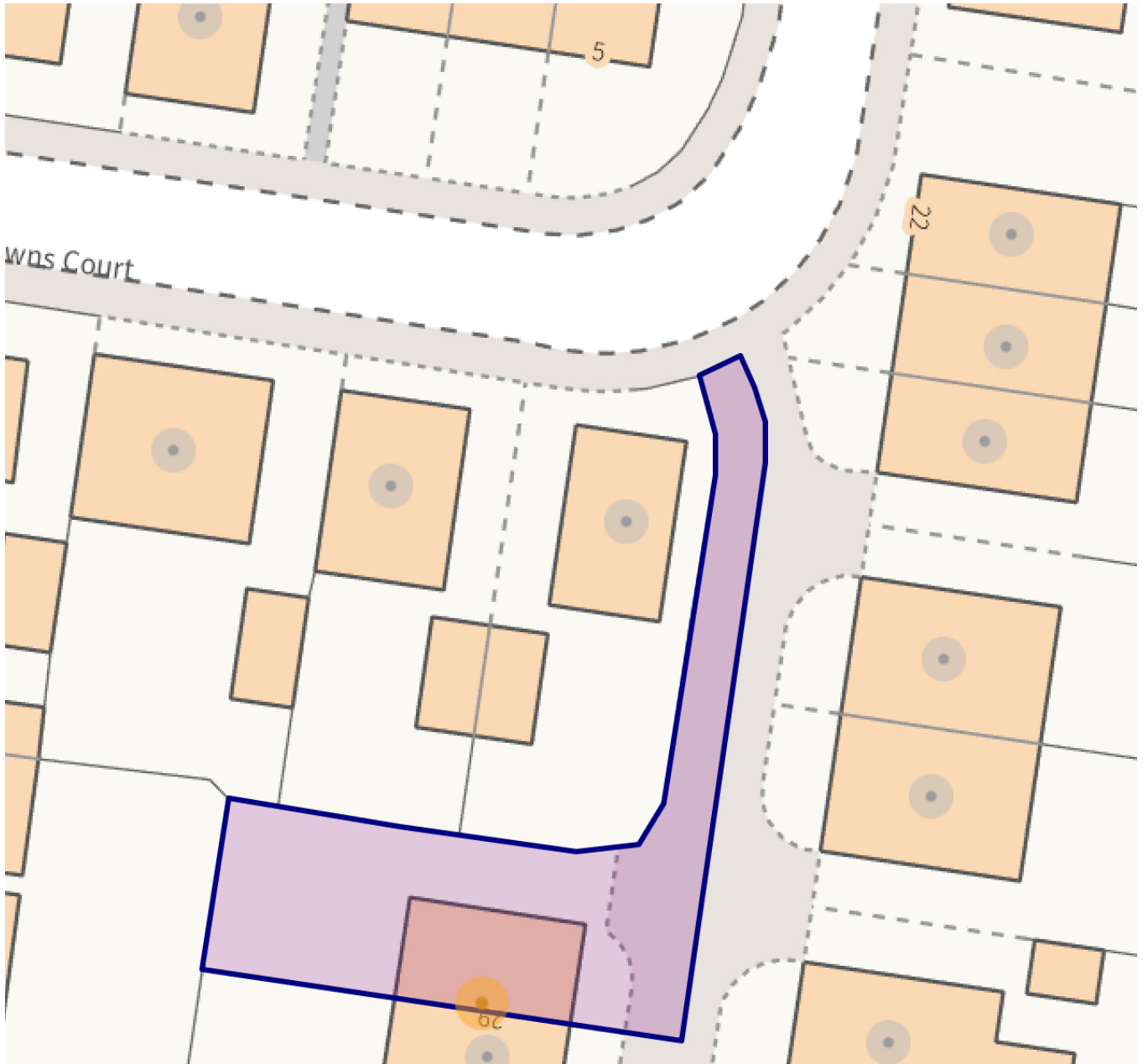
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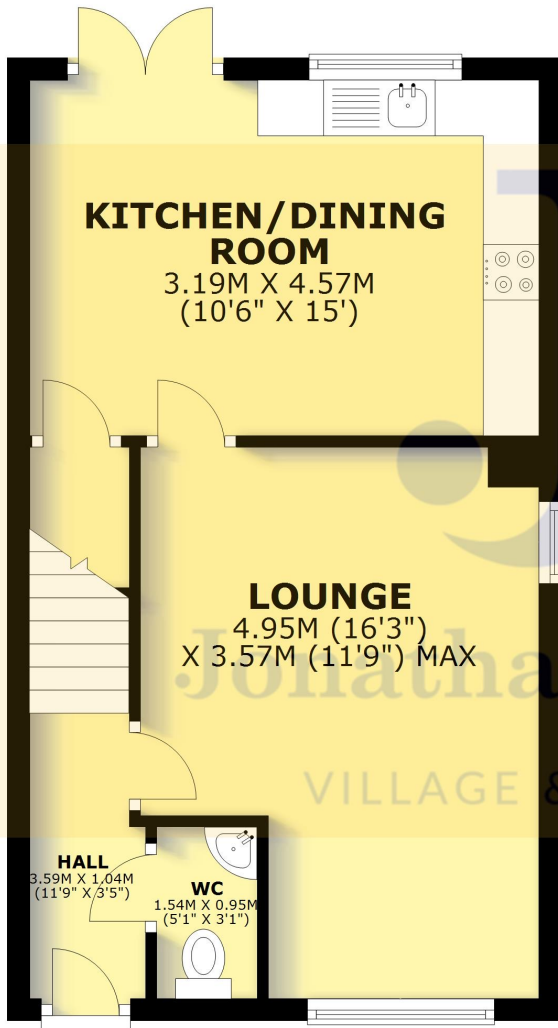






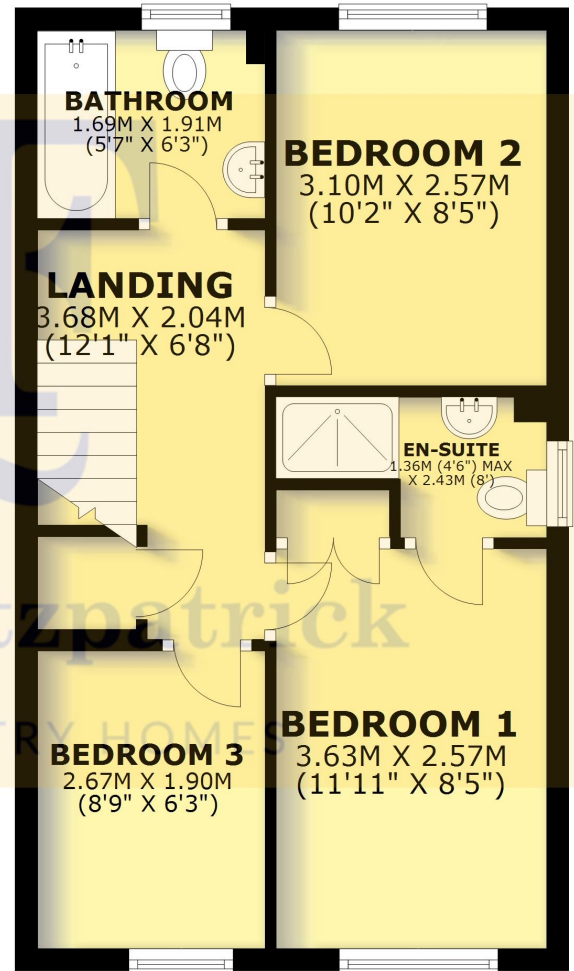
GROUND FLOOR

APPROX. 37.7 SQ. METRES (406.2 SQ. FEET)



FIRST FLOOR

APPROX. 38.0 SQ. METRES (408.6 SQ. FEET)



TOTAL AREA: APPROX. 75.7 SQ. METRES (814.7 SQ. FEET)

Energy performance certificate (EPC)

30, Browns Court Farnsfield NEWARK NG22 8WN	Energy rating B	Valid until: 16 January 2027 Certificate number: 0745-3893-7393-9593-2005
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements