



EDLIN & JARVIS
ESTATE AGENTS



45 Goldstraw Lane, Fernwood, NG24 3FD

Offers Over £100,000





45 Goldstraw Lane

Fernwood, NG24 3FD

- Two Double Bedrooms
- No Chain
- Gas Central Heating
- Spacious Rooms
- Ideal First Time/Investment Buy
- Maisonette
- Allocated Parking
- Kitchen Diner
- 978 Years Remaining On The Lease
- Popular Location

SPACIOUS FIRST TIME/INVESTMENT BUY This two double bedroom maisonette is being sold with no upward chain and would make an ideal home for a first time buyer or investor. Having its own entrance hall with stairs leading to the first floor living space which boasts a lounge, kitchen diner, two bedrooms and a bathroom.

The property benefits from gas central heating, UPVC double glazing and an allocated parking space in a car park to the rear.

Please note this property is leasehold and has 978 years remaining on the lease with ground rent charges approximately £195 per year and maintenance charges approximately £750 per year.

Being located within the popular area of Fernwood it has easy access to many amenities to include a primary school, a village hall, convenience store, parks, gym, coffee shop, tennis courts and a vets. Fernwood is a favourite for commuters as it has easy access to the A1 and London Kings Cross can be reached in 1 hour and 15 mins from Newark Northgate Train Station.



Entrance Hall

Landing

Lounge

Kitchen Diner

Bedroom One

Bedroom Two

Bathroom

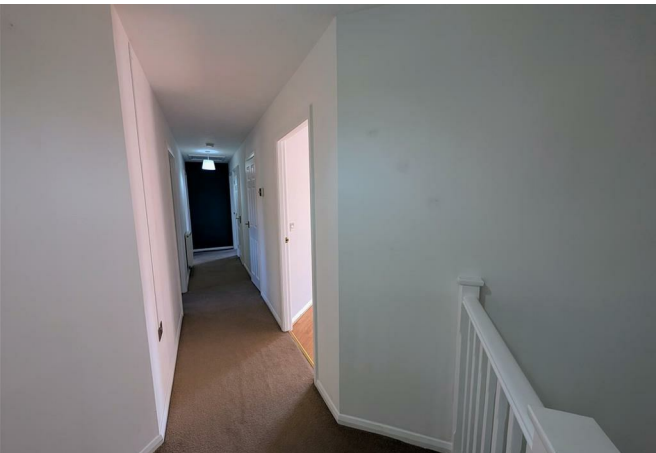
17'11 16'2 (5.46m 4.93m)

18'2 x 9'1 (5.54m x 2.77m)

12'3 x 9'8 (3.73m x 2.95m)

9'8 x 9'1 (2.95m x 2.77m)

8'8 x 6'0 (2.64m x 1.83m)



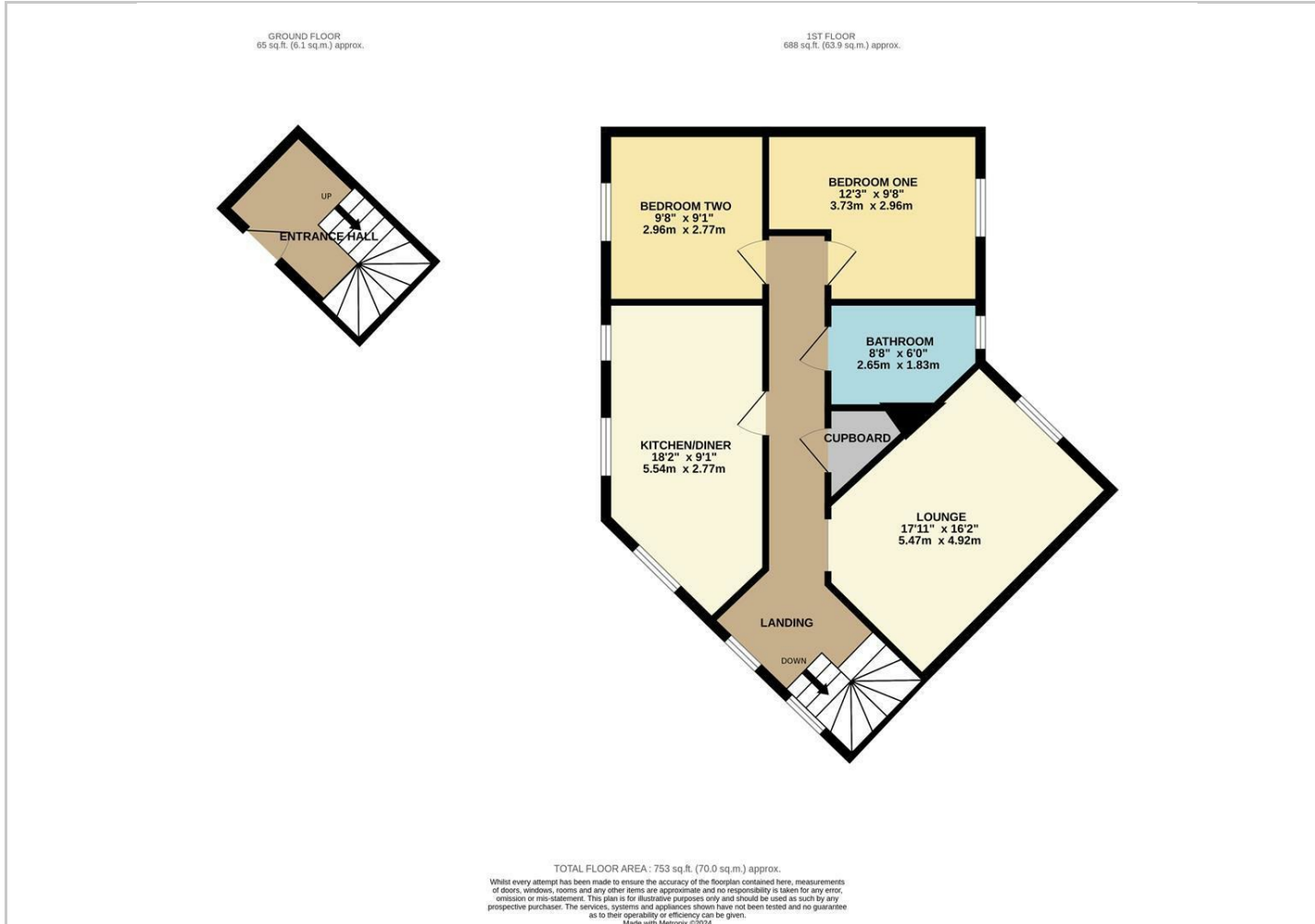


Directions

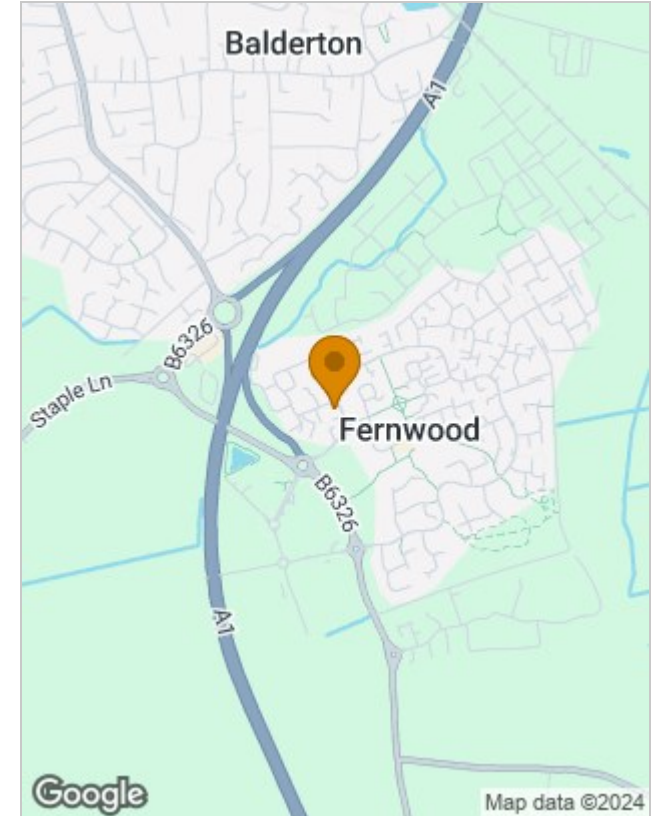




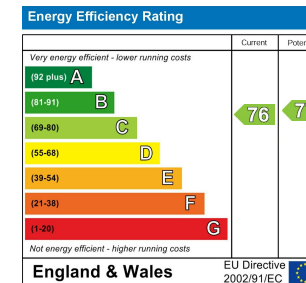
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>