



Townhill Square, Fernwood, Newark

3 2 1 C

OLIVER REILLY







# Townhill Square, Fernwood, Newark

Guide Price £210,000 - £220,000



**ENTRANCE HALL:** 13'1 x 3'8 (3.99m x 1.12m)  
 Accessed via an external front entrance door with obscure centre panel. Providing vinyl flooring, a single panel radiator, ceiling light fitting, smoke alarm, a fitted storage cupboard and carpeted stairs rising to the first floor. Access into the living room, dining kitchen and ground floor W.C.

**GROUND FLOOR W.C:** 5'1 x 3'10 (1.55m x 1.17m)  
 With vinyl flooring, a low-level W.C and a corner fitted pedestal wash hand basin with chrome mixer tap and white brick-effect partial wall tiled splash backs. Single panel radiator, ceiling light fitting and access to the electrical RCD consumer unit.

**DINING KITCHEN:** 13'1 x 8'1 (3.99m x 2.46m)  
 With vinyl flooring. The contemporary kitchen hosts a wide range of fitted black high-gloss wall and base units with laminate work surfaces over and up-stands. Inset stainless steel sink with mixer tap and drainer. Integrated 'ZANUSSI' electric oven with four ring gas hob over, stainless steel splash back and extractor hood above. Access to the concealed 'IDEAL' combination boiler. Provision for a freestanding fridge freezer and plumbing/ provision for an under counter washing machine. Sufficient space for a dining table. Double panel radiator, ceiling light fitting and smoke alarm. uPVC double glazed window to the front elevation. Max measurements provided.

**LARGE LIVING ROOM:** 15'0 x 14'6 (4.57m x 4.42m)  
 A wonderfully generous reception room. Providing carpeted flooring, two ceiling light fittings, two single panel radiators, TV/ telephone connectivity points and a useful under-stairs storage cupboard. uPVC double glazed French doors open out into the rear garden, with side-by-side uPVC double glazed windows to the rear elevation. Max measurements provided.

**FIRST FLOOR LANDING:** 12'3 x 2'6 (3.73m x 0.76m)  
 With carpeted flooring, and open spindle balustrade, a single panel radiator, ceiling light fitting, smoke alarm, loft hatch access point (part boarded) and a fitted airing cupboard. Access into the family bathroom and all three bedrooms.

**MASTER BEDROOM:** 13'9 x 8'6 (4.19m x 2.59m)  
 A lovely DOUBLE bedroom, located to the rear of the house. Providing carpeted flooring, a ceiling light fitting and single panel radiator. uPVC double glazed window to the rear elevation. Overlooking the garden. Access into the en-suite shower room. Max measurements provided.

**EN-SUITE SHOWER ROOM:** 10'2 x 8'6 (3.10m x 2.59m)  
 With vinyl flooring. Providing a fitted shower cubicle with electric shower facility and floor to ceiling wall tiled splash backs. A low-level W.C and a pedestal wash hand basin with partial black brick-effect wall tiled splash backs. Double panel radiator, shaver point, ceiling light fitting and extractor fan. Max measurements provided.

**BEDROOM TWO:** 10'2 x 8'6 (3.10m x 2.59m)  
 A well-appointed bedroom. Located at the front of the house. Providing carpeted flooring, a single panel radiator, ceiling light fitting and TV point. uPVC double glazed window to the front elevation.

- STYLISH CONTEMPORARY HOME
- LOVELY CUL-DE-SAC POSITION
- LARGE LIVING SPACE
- LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A1,A46 AND AMENITIES
- THREE BEDROOMS
- GF W.C & DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- SINGLE GARAGE & DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'

Guide Price: £210,000 - £220,000. PACK YOUR BAGS!.. Because we have found the home for you!

Occupying a delightful position within a quiet modern residential cul-de-sac. Close to a wide array of amenities and with excellent transport links. Including ease of access onto the A1, A46 and to Newark Town Centre. This smashing end terrace home has ALL YOU COULD WANT... AND MORE! The property boasts a picture-perfect internal layout. Boasting an ideal first time home, with the space and versatility of a suitable family residence too! The property has been very-well maintained throughout, with a free-flowing internal layout, comprising: Entrance hall, ground floor W.C, well-appointed dining kitchen and a LARGE LIVING SPACE. The first floor landing hosts a modern family bathroom and THREE BEDROOMS. The master bedrooms welcomes an EN-SUITE SHOWER ROOM. Externally, you can't beat the delightful and fully enclosed rear garden, with a paved seating area. The front aspect provides a tarmac driveway, with access into a LARGE ATTACHED SINGLE GARAGE. Further benefits of this impressive family home include uPVC double glazing throughout and gas central heating. TICKING ALL YOUR BOXES! Make sure this is at the top of your list. Do not delay. Book your viewing... TODAY!!







**BEDROOM THREE:**

8'9 x 6'3 (2.67m x 1.91m)

With carpeted flooring, a single panel radiator, ceiling light fitting and TV point. uPVC double glazed window to the rear elevation.

**FAMILY BATHROOM:**

7'2 x 6'3 (2.18m x 1.91m)

With vinyl flooring. Providing a panelled bath with chrome mixer tap and medium height white brick-effect tiled splash backs. A low-level W.C and pedestal wash hand basin with partial white brick-effect wall tiled splash backs. Double panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation. Max measurements provided.

**SINGLE GARAGE:**

18'7 x 8'5 (5.66m x 2.57m)

Of brick-built construction, with a pitched tiled roof. Attached to the property. Accessed via a manual up/over garage door.

**EXTERNALLY:**

The front aspect is greeted by a small paved pathway, leading to the front entrance door with wall mounted external light. There is a part gravelled and part slate shingled frontage, with low-level picket fenced front boundary. Access to the concealed gas and electricity meters. The right side aspect provides a tarmac driveway, for one vehicle, with access into the attached single garage. The lovely rear garden has been beautifully maintained. Predominantly laid to lawn, with a paved seating area, directly from the French doors in the living room. There are established and complementary planted borders. Fully fenced side and rear boundaries and a secure timber rear personnel access gate. Via a shared paved pathway. PLEASE NOTE: There is NO SHARED ACCESS across the properties garden.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 834 Square Ft.**

Measurements are approximate and for guidance only. This does NOT include the attached garage.

**Tenure: Freehold. Sold with vacant possession.**

PLEASE NOTE: The garage is leasehold but the vendor assures us that no ground rent or services charges are required to be paid. For further clarification. Please speak to the selling agent.

**Fernwood Management/Service Charges:**

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they pay two payments a year (November and May) to the 'First Port' Management Company. The total cost amounts to approximately £136, paid every 6 months (Approximately £272 a year). Please speak to the agent for further details.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'C' (78)**

**Local Information & Amenities: Fernwood**

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsbury's, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	