



Parsons Close, Fernwood, Newark

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OLIVER REILLY



# Parsons Close, Fernwood, Newark

- MODERN SEMI-DETACHED HOME
- LOVELY CUL-DE-SAC SETTING
- LARGE LOUNGE & DINING KITCHEN
- LOW-MAINTENANCE ENCLOSED GARDEN
- IDEAL FIRST TIME HOME OR INVESTMENT!
- THREE BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- SINGLE GARAGE & OFF STREET PARKING
- EASE OF ACCESS ONTO A1 & A46
- NO CHAIN! Tenure: Freehold EPC 'C' (73)

Guide Price £160,000 - £170,000



Single Garage

Guide Price: £160,000 - £170,000. THE PERFECT FIT..!

This contemporary semi-detached home is located in friendly cul-de-sac position. In the heart of the ever popular modern-day village of Fernwood. Close to an array of excellent local amenities and transport links. Hosting ease of access onto the A1 and A46. This MOVE IN READY home lends itself as an ideal first time or low-maintenance investment purchase. The well-appointed and free-flowing internal layout comprises: Modern dining kitchen, ground floor W.C/ utility, a large living room, three bedrooms and a central family bathroom. Externally, the property provides a manageable and fully enclosed rear garden. A HUGE ADDITION to the property has to be the SINGLE GARAGE & ALLOCATED PARKING SPACE. Tucked away within the cul-de-sac itself. Further benefits of this eye-catching and stylish residence include uPVC double glazing and gas fired central heating. MAKE YOUR MOVE... This is a fine example of modern living, at its finest! Take a look inside and see for yourself! Marketed with NO ONWARD CHAIN!

**KITCHEN/DINER:** 10'1 x 9'3 (3.07m x 2.82m)

Accessed via an external front door, with uPVC double glazed wide panels. Providing vinyl flooring. The fitted kitchen hosts a range of wall and base units with laminate roll-top work surfaces over and up-stands. Inset sink. Integrated electric oven with four ring gas hob over, stainless steel splash back and stainless steel extractor hood above. Provision for a freestanding fridge freezer. Fitted breakfast bar. Double panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation. Access into the living room and utility/ ground floor W.C.

**GROUND FLOOR W.C/UTILITY:** 7'4 x 3'3 (2.24m x 0.99m)

With vinyl flooring, a low-level W.C, ceramic wash hand basin and fitted work surface with under-counter plumbing/ provision for a washing machine. Access to the electrical RCD consumer unit. Single panel radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the front elevation.

**LIVING ROOM:** 14'3 x 13'6 (4.34m x 4.11m)

A generous reception room Providing carpeted flooring, a ceiling light fitting, smoke alarm, double panel radiator, TV point, provision for a wall mounted electric fire, a fitted storage cupboard, carpeted stairs rising to the first floor and uPVC double glazed French doors. Opening out into the garden.

**FIRST FLOOR LANDING:** 7'10 x 7'1 (2.39m x 2.16m)

With carpeted flooring, a ceiling light fitting and fitted airing cupboard. Housing the gas fired boiler. Access into the bathroom and all three bedrooms. Max measurements provided.

**MASTER BEDROOM:** 13'6 x 8'5 (4.11m x 2.57m)

A DOUBLE bedroom. Located sat the rear of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV point and a uPVC double glazed window to the rear elevation. Max measurements provided.

**BEDROOM TWO:** 8'4 x 6'7 (2.54m x 2.01m)

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

**BEDROOM THREE:** 8'4 x 6'7 (2.54m x 2.01m)

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

**FAMILY BATHROOM:** 6'9 x 5'4 (2.06m x 1.63m)

Of modern design. Providing vinyl flooring. A panelled bath with chrome mixer tap, over-head showering facility, a wall mounted clear glass shower screen and floor to ceiling wall tiled splash backs. A low-level W.C and pedestal wash hand basin with chrome taps. Chrome heated towel rail, shaver point, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

**SINGLE GARAGE:**

Located in a block of three, within the cul-de-sac. Accessed via a manual up/ over garage door.





#### 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.

#### EXTERNALLY:

The property is located in a quiet cul-de-sac position. The small frontage provides a paved pathway, leading to the front entrance door, with an open shingled front boundary. Access to the concealed gas and electricity meters. The FULLY ENCLOSED rear garden is of general low maintenance. Predominantly laid to lawn, with a small paved seating area. There is an external double power socket, fenced side and rear boundaries. A secure timber right sided access gate, leads onto a shared pathway, out to the front aspect. PLEASE NOTE: There is no shared access over the rear garden. The cul-de-sac hosts an ALLOCATED PARKING SPACE and access to the SINGLE GARAGE. Located in a block of three, with an apartment above.

#### 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: 638 Square Ft.

Measurements are approximate and for guidance only.

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

#### 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 approximately £38.89 per month to the 'First Port' Management Company. The total cost amounts to approximately £466.68 a year. Please speak to the agent for further details.

#### Agents Note: SINGLE GARAGE:

Please note- The single garage included with the property is leasehold. Providing a 125 year lease. Commencing from June 2003. For further clarification. Please speak tot he selling agent.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (73)

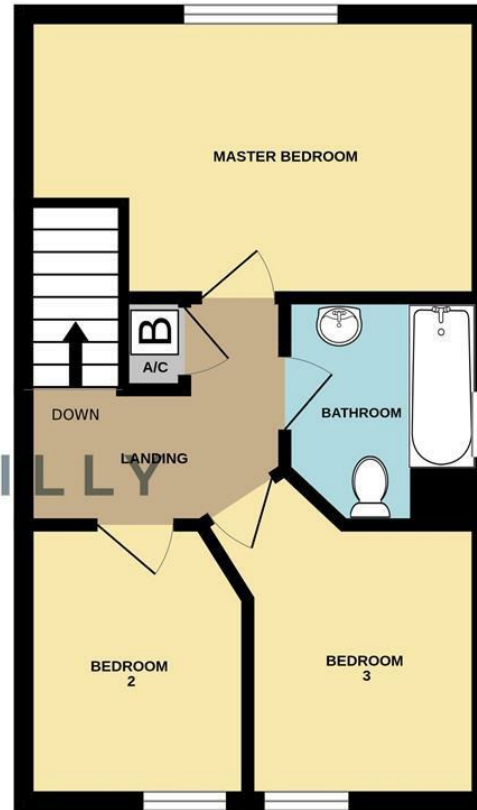




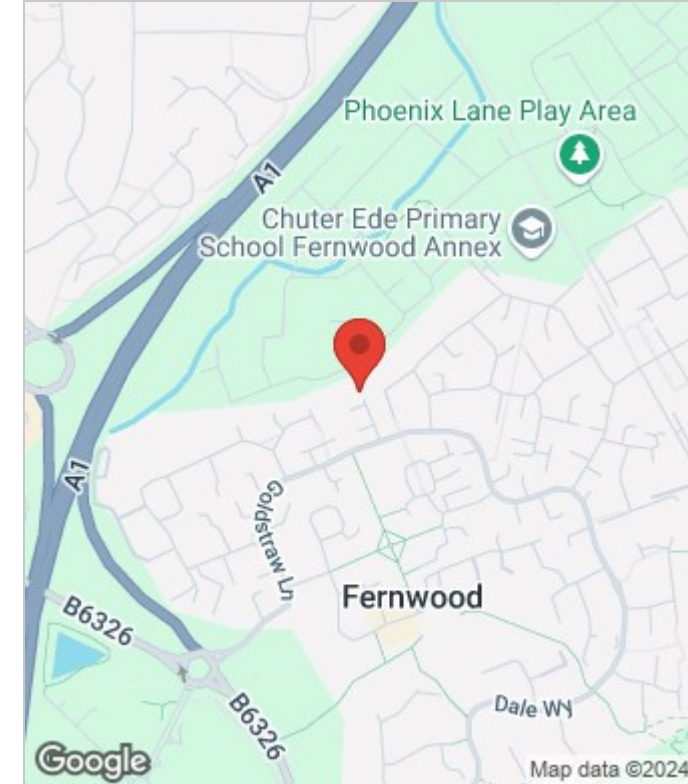
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		

England & Wales

EU Directive 2002/91/EC

