



22 Marron Court, Fernwood, Newark, NG24
3WT

£119,950
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A stylish contemporary design one bedroom quarter house situated on the popular Fernwood development close to a good range of local amenities. The living accommodation has the benefit of uPVC double glazed windows and a gas fired central heating system with a modern combination boiler.

The accommodation comprises, on the ground floor, entrance hall, bedroom with fitted wardrobes and a shower room. On the first floor there is the spacious open plan living kitchen which has French doors opening to a Juliet balcony to the front and overlooking a pleasant and established green space. The property is well presented throughout and represents an ideal first time buy or purchase for those seeking to downsize to a stylish, yet manageable, home close to local amenities.

The communal grounds are managed by the Fernwood Management Company and there is an allocated car parking space. Viewing is highly recommended.

The Fernwood development is a new village located just 3 miles from Newark. Village amenities include the Chuter Ede primary school (Fernwood annexe) which has an outstanding Ofsted. Additionally, there is secondary schooling nearby including the Suther's school and Newark Academy. The latter has a good Ofsted report. Local shops in Fernwood include a One Stop convenience store with additional amenities including the Brews Brothers pub and kitchen, an Indian takeaway, the Tawny Owl pub/restaurant and there is the Fernwood village hall and Fernwood day nursery providing local childcare. The managed grounds include footpaths and playing fields which include tennis courts.

Nearby Balderton has additional amenities including Sainsbury's and Lidl supermarkets, a Tesco Express store, a pharmacy and medical centre. There are nearby access points to the A1 and A46 dual carriageways. The southern link road, which will connect the A1 via Balderton and Fernwood to the A46 is currently scheduled to be completed by early 2025 and should offer significant improvement on journey times to Nottingham. Fast trains are available from Newark Northgate railway station to

London King's Cross with journey times in the region of 1 hour 30 minutes.

The property is constructed with cavity brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

8'1 x 5'9 (2.46m x 1.75m)
(narrowing to 4'1)



Wooden front entrance door with double glazed light, ceramic tiled floor, staircase to the first floor with cupboard below. Radiator.

BEDROOM

11'10 x 8'7 (3.61m x 2.62m)



Three built in double wardrobes with hanging rail and shelving, three double power points, tv point, uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM

5'10 x 5'5 (1.78m x 1.65m)



With white suite comprising low suite WC, pedestal wash hand basin, shower cubicle with glass screen and folding door. Tiled walls and wall mounted shower. Extractor fan, heated chrome towel radiator. Ceramic tiled floor. Part tiled walls and vanity shelf.

FIRST FLOOR

OPEN PLAN LIVING ROOM AND KITCHEN

13'10 x 12'4 (4.22m x 3.76m)



This spacious room has a full height vaulted ceiling, a set of uPVC double glazed French doors open to a Juliet balcony at the front. UPVC double glazed window, loft access hatch gives access to a storage gallery over the kitchen area. There are a range of modern gloss cream kitchen units which comprise base cupboards and drawers with working surfaces over, inset stainless steel one and a half bowl sink and drainer, wall mounted cupboards and cupboard housing the Ideal Logic Combi 24 gas fired central heating boiler. Fitted appliances include Zanussi electric oven, gas hob and extractor. Additionally there are integral fridge, freezer and automatic washing machine.

The living area provides ample space for a dining table, settee or comfortable chairs. There are LED downlights, three radiators and a wall mounted panel with two double power points, television point and phone point.

There is a pleasant outlook over an established green space with mature trees.



OUTSIDE



There is an allocated car parking space which is located on the right hand side of the property.

The Fernwood Development offers managed communal grounds and green space which is subject to a management charge.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired by an Ideal Logic Combi 24 boiler located in a kitchen cupboard.

MANAGEMENT FEES

The management charge relates to the management and maintenance of the Fernwood site. We are advised that this is currently charged at £350 per annum and payable by two six monthly instalments.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

POSSESSION

Vacant possession will be given on completion.

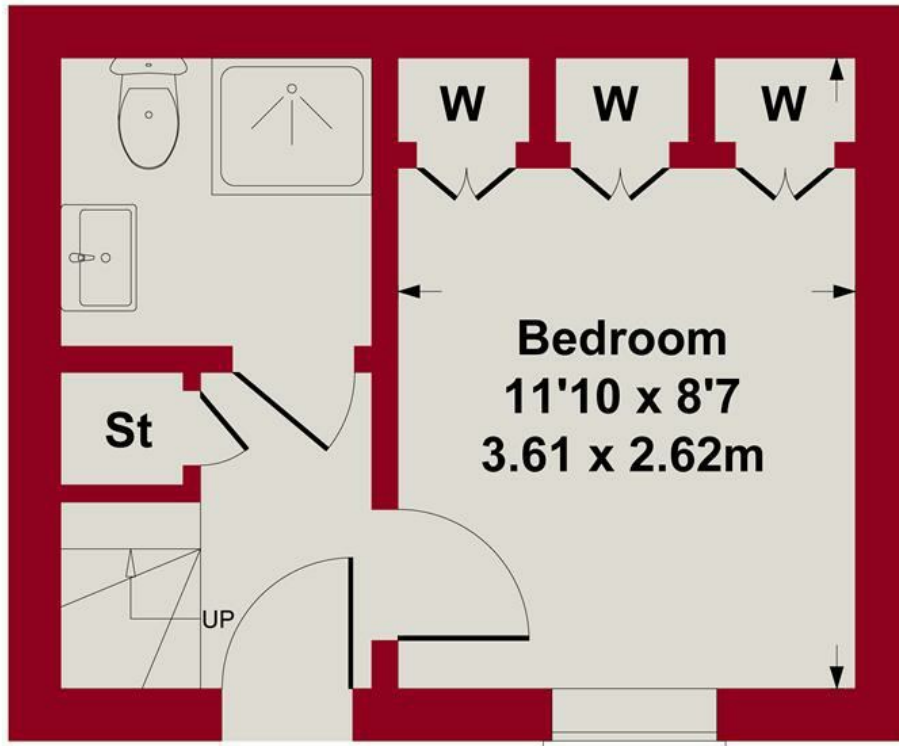
VIEWING

Strictly by appointment with the selling agents.

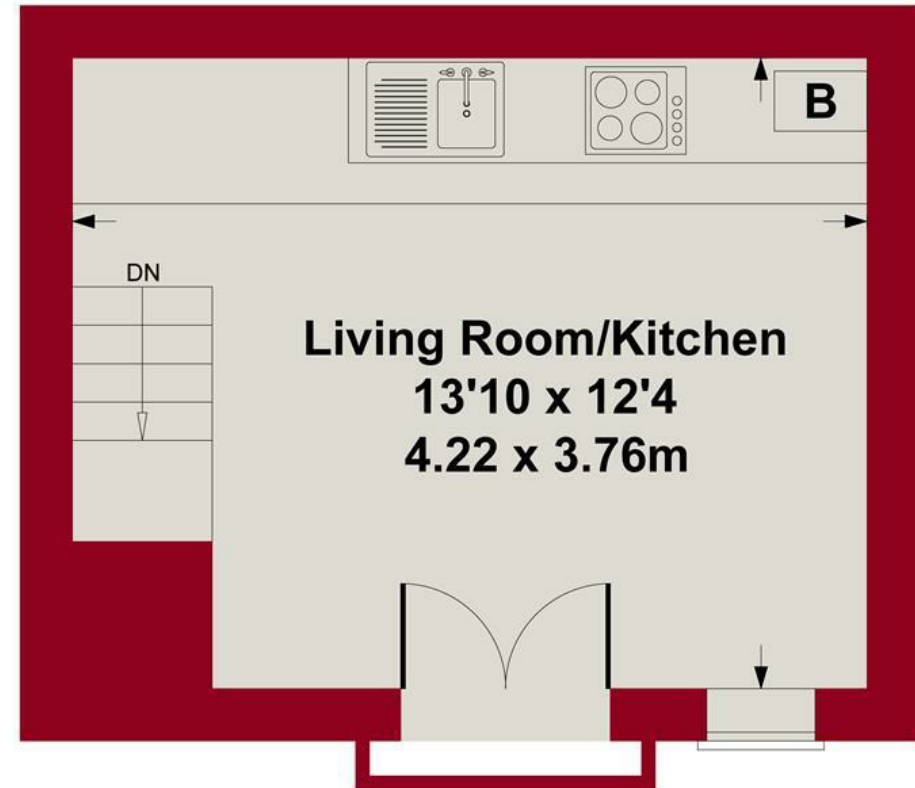
COUNCIL TAX

The property comes under Newark and District Council Tax
Band A.

**Approximate Gross Internal Area
355 sq ft - 33 sq m**



GROUND FLOOR




FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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