



74 Fosse Road, Farndon, NG24 4ST

£270,000
Tel: 01636 611811

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

A detached three bedroomed family house with vehicular access from Long Lane and a plot extending to 574 sq.m (0.142 acre or thereabouts). The property, redecorated throughout, has uPVC double glazed windows and gas fired central heating throughout. Conveniently situated on a bus route to Newark the property is within a short walking distance of local amenities including a primary school, public house and delightful riverside area walks.

The accommodation, in summary, provides on the ground floor entrance hall, front lounge, separate dining room, kitchen, pantry, lobby and separate downstairs WC. The first floor provides three good sized bedrooms and a family bathroom. The property has frontage to Fosse Road, Farndon and a return frontage to Long Lane. There is vehicular access from Long Lane with hardstanding for parking.

The village of Farndon is just 2 miles from Newark town centre and the Northgate railway station with rail services to London King's Cross with journey times of just over 75 minutes. The property is pleasantly situated on the old Fosse Road just a short distance from village amenities including a post office, convenience store, public house and popular riverside restaurant. The village has a lovely riverside area with a Marina, nature reserve and pleasant walks for all to enjoy. There is a new sports pavilion and cricket ground hosting also football teams. Farndon is situated on the west side of Newark and has easy access to Nottingham and Leicester.

The property, substantially built in the 1930s, provides the following accommodation:-

GROUND FLOOR

ENTRANCE HALL

With uPVC front entrance door, radiator and staircase.

LOUNGE

14'6 x 10'11 (4.42m x 3.33m)

Front and side windows, fireplace with gas fire, double panelled radiator, centre light fitting and original picture rail.

DINING ROOM

16' x 11' (4.88m x 3.35m)

(overall measurements)

With a pleasant aspect of the garden. Stone fireplace surround and fitted gas fire, built in tall pine cupboards and original picture rail.

KITCHEN

13'2 x 10' (4.01m x 3.05m)

(overall measurements)

Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit and drainer. Freestanding oven, fitted Venetian blinds, track lighting, double panelled radiator.

PANTRY

With shelving.

Internal door and lobby with the Potterton gas fired central heating boiler.

SEPARATE WC

With low suite WC.

FIRST FLOOR

The staircase rises to the first floor landing.

BEDROOM ONE

14'7 x 11' (4.45m x 3.35m)

Radiator and built in cupboard.

BEDROOM TWO

10'11 x 9'1 (3.33m x 2.77m)

Radiator and built in cupboard. Original picture rail.

BEDROOM THREE

11'6 x 6'11 (3.51m x 2.11m)

(measured into the door recess)

Built in bulkhead cupboard, radiator.

BATHROOM

7'5 x 7'5 (2.26m x 2.26m)

Shower cubicle with electric shower, pedestal basin, airing cupboard containing the hot water cylinder. Chrome heated towel rail, hatch to the roof space.

SEPARATE WC

With low suite WC.

OUTSIDE

The property has a front garden area and side access. There are a pair of double gates to the back of the house with existing access and dropped kerb to Long Lane.

A primary vehicular access is provided by way of right of way at the bottom of the garden shared with No 76 Fosse Road and shown on the attached plan. A hardstanding will be constructed prior to completion of the sale to provide car standing space. There is an existing summerhouse and garden shed.

In all the property extends to 574 sq.m (0.142 acre or thereabouts)

PLAN

A plan is attached to these particulars for identification purposes. The property is outlined red and the vehicular right of way coloured green.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

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.

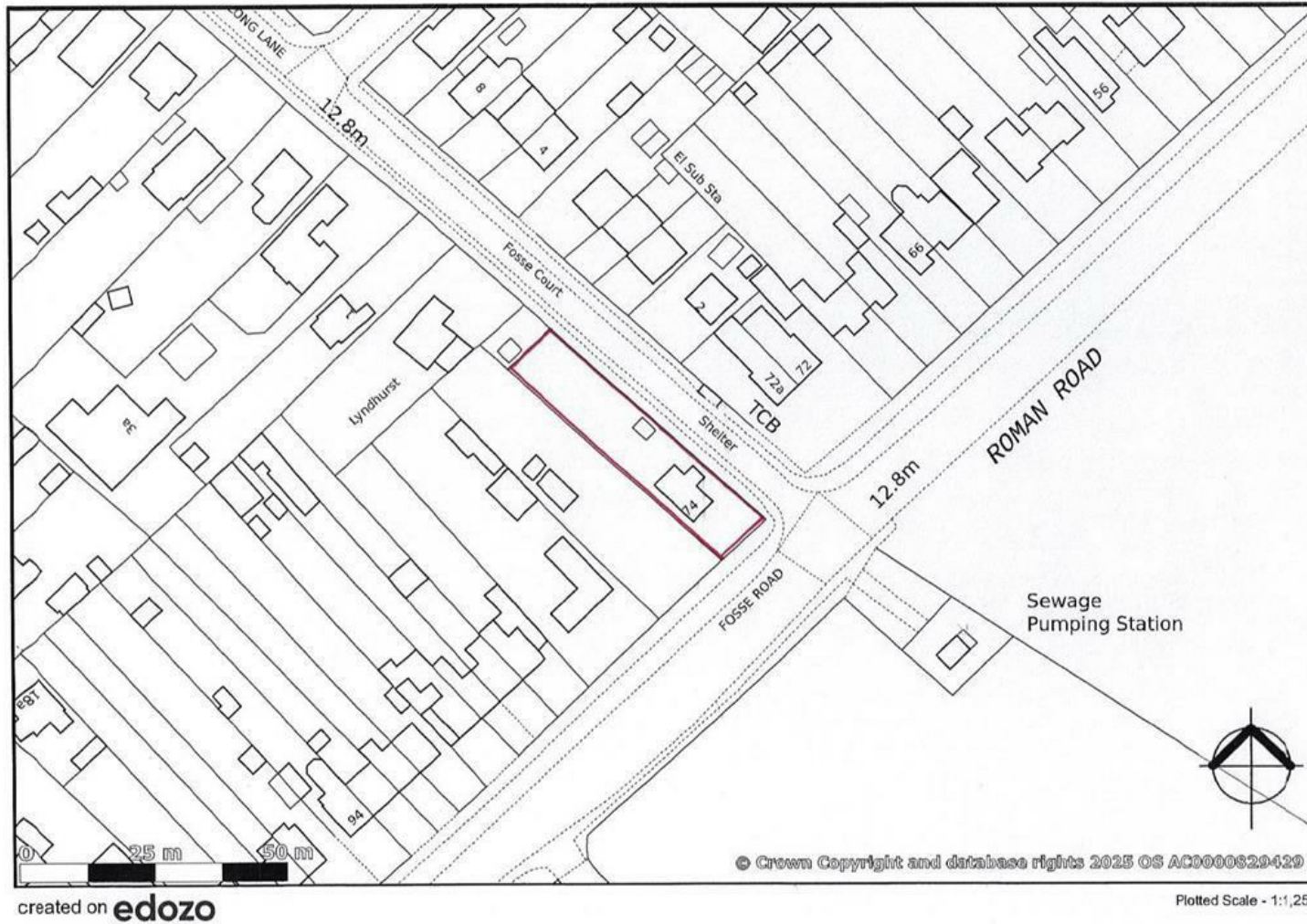
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District
Council Tax Band F.

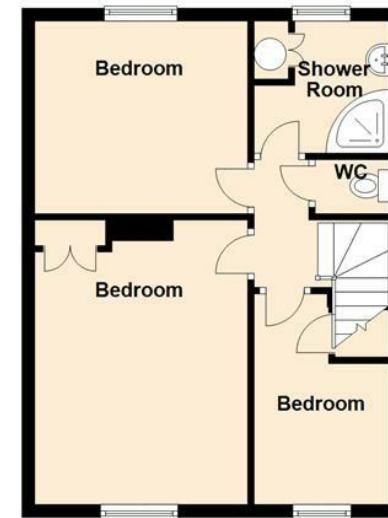
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Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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