



Fairfields Fackley Road, Teversal NG17 3GS

£235,000

A lovely family home found within a pleasant, non estate setting, competitively priced to secure early interest.

- Well appointed throughout
- Comfortable lounge
- Generous dining kitchen
- Four good sized bedrooms
- No Onward Chain

DESCRIPTION AND SITUATION

The sale of "Fairfields" will be of immediate interest to the family in need of a modern, economical home that provides comfortable living space complemented by four good sized bedrooms offered at a competitive price in todays market.

The property occupies an extremely pleasant and ever popular location in a mature, non estate setting taking advantage of attractive rural views to the rear.

It lies within easy walking distance of the Country park and surrounding countryside and is conveniently situated for easy access into Stanton Hill where there are various shops catering for everyday needs plus a supermarket. Sutton in Ashfield town centre lies some 2.1 miles distant with all of its facilities.

Those seeking four bedroom accommodation will find the property to be competitively priced. It is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above. We have no hesitation in recommending an early inspection.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR;

FRONT ENTRANCE VESTIBULE/PORCH

With double glazed window.

LOUNGE 13'1" x 14'10" (3.99 x 4.54)

Staircase giving access to the first floor accommodation, double glazed window and central heating radiator.



DINING KITCHEN 18'7" x 9'9" maximum (including utility area) (5.68 x 2.98 maximum (including utility area))

Equipped with Beech fronted base and wall mounted storage cupboards including a stainless steel one and a half bowl single drainer sink unit, four ring gas hob/oven, integrated fridge/freezer, integrated dishwasher. Utility area with stainless steel single drainer sink unit and plumbing for washer. Ceramic floor tiling. Two double glazed windows. Personal door to garage. Door to rear gardens.



CLOAKROOM/W.C 2'11" x 6'4" (0.9 x 1.95)

Equipped with a wash hand basin, W.C, central heating radiator, ceramic floor tiling and double glazing window.



FIRST FLOOR:

LANDING

Central heating radiator and hatch to the roof space.

BEDROOM 9'8" x 13'11" (2.97 x 4.25)

Double glazed window and central heating radiator.

**EN SUITE SHOWER/W.C 6'2" x 5'1" (1.89 x 1.57)**

Equipped with a White suite comprising a tiled shower cubicle with electric shower, wash hand basin, W.C. Central heating radiator, double glazed window and extractor fan.

BEDROOM 9'8" x 13'11" (2.97 x 4.25)

Double glazed window and central heating radiator.

BEDROOM 6'10" x 11'0" (2.09 x 3.36)

Double glazed window and central heating radiator.



BEDROOM 8'3" x 10'3" (2.54 x 3.13)

Double glazed window and central heating radiator.

**BATROOM/W.C 6'1" x 7'1" (1.87 x 2.16)**

Equipped with a bath with shower from mixer tap and screen above, wash hand basin, W.C.

**OUTSIDE**

The development is accessed by means of a service road that runs parallel to Fackley Road. To the front of the property there are twin brick paved driveways providing ample off street parking. There is an integral garage 5.7 x 2.39 with up and over door incorporating the wall mounted gas boiler. The rear gardens comprise a brick paved terrace along with level lawns surrounding by close boarded fencing making them ideal for the safe enjoyment by younger members of the family.



ADDITIONAL OUTSIDE PHOTOS**TENURE**

Freehold. Vacant possession on completion.

VIEWING

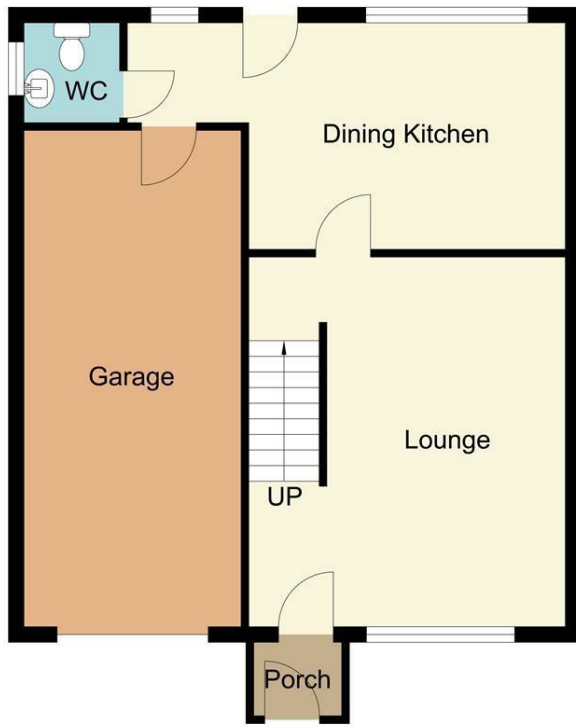
Arranged with pleasure by the Sole Selling Agents.

SERVICES

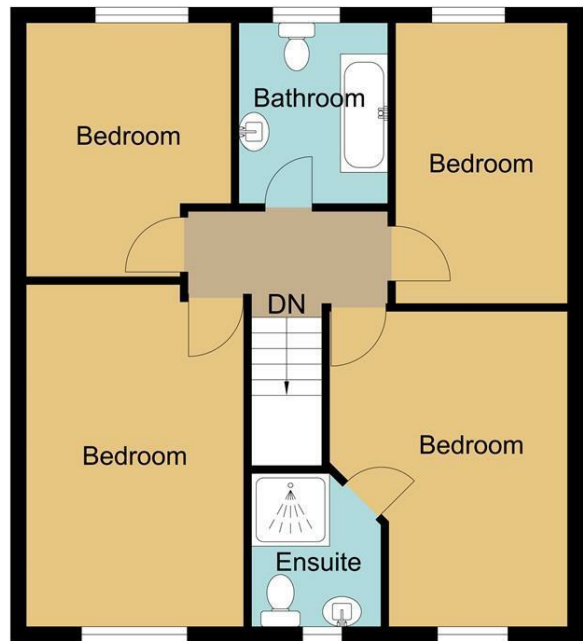
All main services are available and connected. Drainage is to the main sewer. Fackley Road is made up and repairable at the public expense and we assume that the service road is maintained at the joint expense of the occupants (to be confirmed by Legal Advisers).

COUNCIL TAX BAND - C

Frackley Road, Teversal



Ground Floor



First Floor

DISCLAIMER

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		78	89				