

Marron Court, Fernwood Newark NG24 3WT

william h brown

welcome to

Marron Court, Fernwood Newark

DETACHED FAMILY HOME Introducing this well-presented, detached house in the popular village of Fernwood. Briefly the property comprises of open plan kitchen diner, lounge, WC, four bedrooms, ensuite to the master, family bathroom, garage, driveway and garden.













Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall
Irregular Shaped Room x (x)
With stairs rising to first floor accommodation, understairs storage and radiator.

Wc
Fitted with a wash hand basin, WC and radiator.

Lounge
Radiator, double glazed bay window to the front and French Doors to the rear.

Kitchen Diner
Fitted with a range of wall and base units with work surfacing over, stainless steel sink and drainer, fitted oven, gas hob with extractor fan over, space for fridge freezer, radiator, double glazed window to the rear and uPVC French doors leading out into the rear garden.

Utility
Having work surfacing, plumbing for washing machine and side door.

First Floor Landing
Having an airing cupboard, radiator and loft access.

Bedroom One
There is a built-in wardrobe, radiator and double glazed window to the rear.

Ensuite
Fitted with a double shower cubicle, wash hand basin, WC, extractor, part tiled walls and heated towel rail.

Bedroom Two
Having a built-in wardrobe, radiator and double glazed window to the front.

Bedroom Three
Having a radiator and double glazed window to the rear.

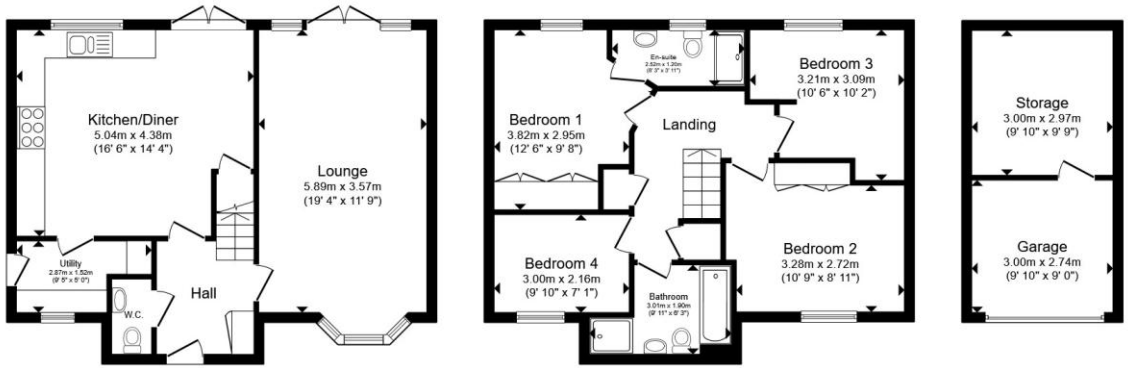
Bedroom Four
Having a radiator and double glazed window to the front.

Family Bathroom
Fitted with a suite comprising of a bath with mixer tap, shower cubicle, wash hand basin, WC, extractor, heated towel rail, part tiled walls and obscure double glazed window to the front.

Outside Front
Externally to the front of the property is a low maintenance frontage with path leading to the front door.

Rear Garden
The rear garden is fully enclosed, with a decked and patio seating area and side access.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 119.2 m² (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Marron Court, Fernwood Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINER
- DRIVEWAY & CONVERTED GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£335,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106865 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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