



**Farndon Road, NEWARK NG24 4SW**



**welcome to**

**Farndon Road, NEWARK**

This well-presented mid-terraced house is ideally located with easy access to Newark town centre and ideal for commuters needing access to the A46/A1. Briefly comprising of living room, dining room, kitchen, bathroom, two bedrooms and front and rear low maintenance gardens.



### Living Room

12' 10" max x 12' 6" max ( 3.91m max x 3.81m max )

Leading through the front door into the living room with central fireplace with space for a log burner, radiator, carpeted flooring and double glazed window to the front.

### Dining Room

8' 8" max x 10' 9" max ( 2.64m max x 3.28m max )

A separate dining room with radiator, carpeted flooring and double glazed window to the rear. There are two internal doors with one with stairs rising to the first floor accommodation and another door with access to the basement.

### Basement

A fantastic addition to the property which is ideal for storage.

### Kitchen

7' 8" x 10' 9" ( 2.34m x 3.28m )

A beautifully presented kitchen with a range of low and eye level units with part tiled walls, tiled floor, gas hob, extractor, electric double oven, stainless steel sink and drainer, integrated fridge/freezer and integrated washing machine. In addition, the kitchen has a double glazed window to the side and a part glazed uPVC door to the garden.

### Family Bathroom

A bright dual aspect family bathroom located on the ground floor with WC, wash hand basin, bath with shower over, part tiled walls, tiled floor, radiator and extractor fan. In addition, the family bathroom benefits from two obscured double glazed windows to the side and rear.

### First Floor

#### Landing

First floor landing with access into both bedrooms.

#### Bedroom One

12' 2" x 10' 9" excluding alcove ( 3.71m x 3.28m excluding alcove )

A spacious DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the front.

#### Bedroom Two

8' 9" x 10' 9" ( 2.67m x 3.28m )

A good sized DOUBLE second bedroom with carpeted flooring, double glazed window to the rear, radiator, airing cupboard and loft access which is partially boarded.

### Outside

#### Front Garden

Beautiful walled garden to the front of the property with mainly gravel frontage with stepping stone path leading to the front door with a range of plants and shrubs.

#### Rear Garden

Ideal low maintenance rear enclosed garden with timber fencing, mainly gravel with stepping stones, plants/shrubs and gate to the rear.



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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.focalagent.com](http://www.focalagent.com)

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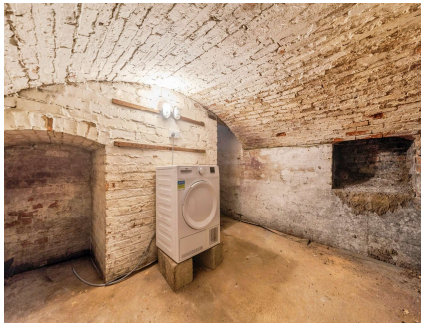
## **Farndon Road, NEWARK**

- MID TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED KITCHEN
- TWO RECEPTION ROOMS
- THREE PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £220,000



Please note the marker reflects the postcode not the actual property

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