



Halifax Road, Fernwood

Guide Price £220,000 to £230,000



Halifax Road

Fernwood, Newark

Constructed in 2021, this tastefully presented modern semi-detached home still benefits from a builder's warranty, has the added benefit of NO LOCAL SERVICE CHARGES and boasts TWO PARKING SPACES to the front. This home is conveniently located in the well-served village of Fernwood which has a range of local amenities close to hand and provides fantastic access to the A1 and Newark town centre.

Representing a home that is ready to move straight into, the property's near "show home condition" accommodation comprises to the ground floor: entrance hallway, WC, spacious L-shaped lounge and dining kitchen which stretches across the back of the property with French doors opening to the rear garden and having appliances including a four ring gas hob and electric oven. The first floor boasts a quality bathroom suite and three well-proportioned bedrooms with the main bedroom having an ensuite shower room and built in wardrobes.

Outside, the property benefits from two parking spaces to the front with the rear garden being predominantly laid to lawn with a paved seating area and hardstanding for a garden shed. Other features of this home include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

8' 11" x 3' 4" (2.72m x 1.02m)
maximum measurements

Ground Floor WC

5' 3" x 3' 0" (1.60m x 0.91m)

Lounge

16' 2" x 11' 9" (4.93m x 3.58m)
maximum measurements

Dining Kitchen

15' 0" x 10' 5" (4.57m x 3.17m)

Bedroom One

11' 9" x 8' 5" (3.58m x 2.56m)
maximum measurements

Ensuite Shower Room

8' 5" x 4' 5" (2.56m x 1.35m)
maximum measurements

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.56m)

Bedroom Three

8' 9" x 6' 2" (2.67m x 1.88m)

Family Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)



Services

Mains gas, electricity, water and drainage are connected.

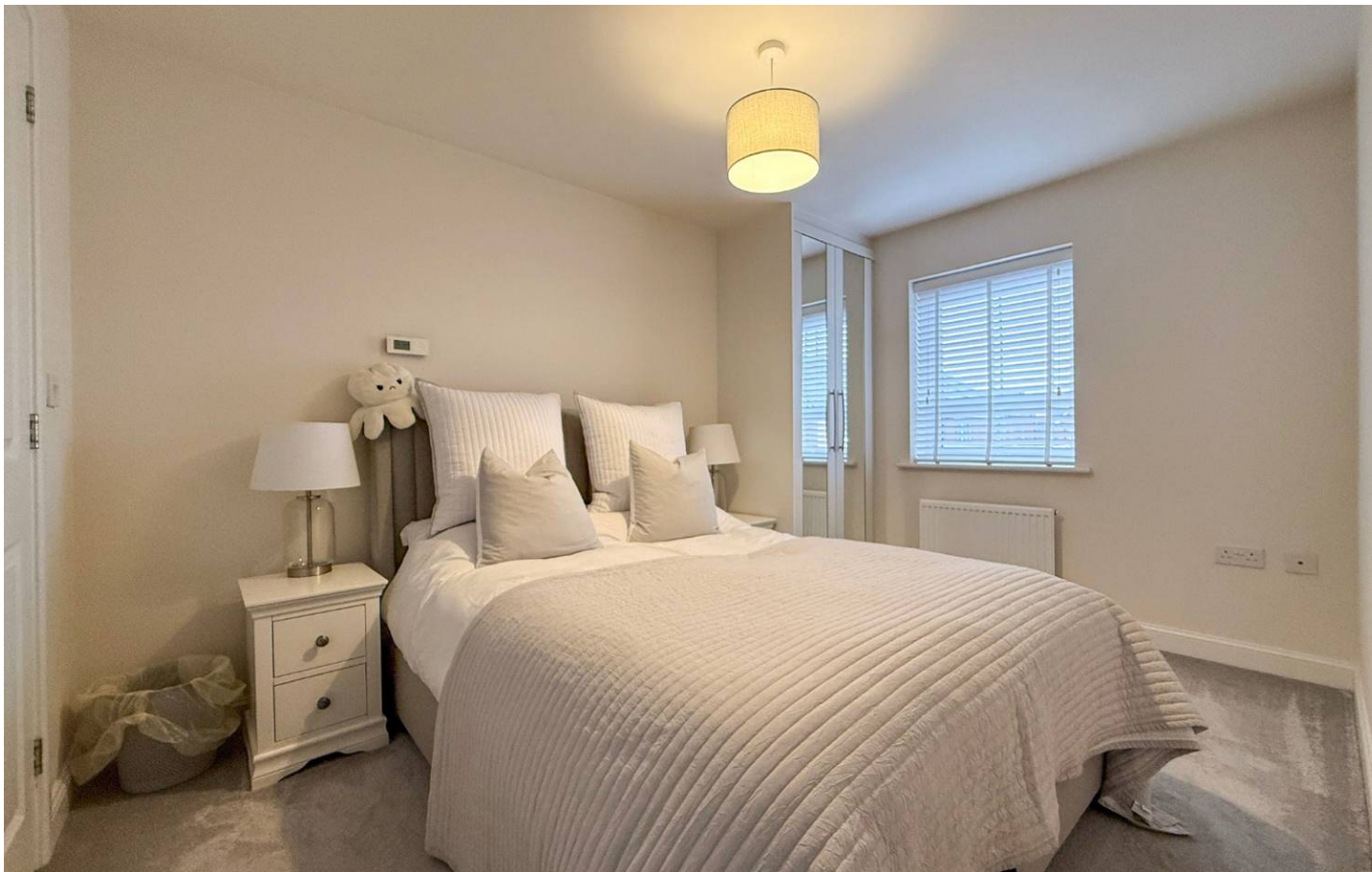
Square Footage

The square footage for this property is approximately 823 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti Money Laundering Regulations

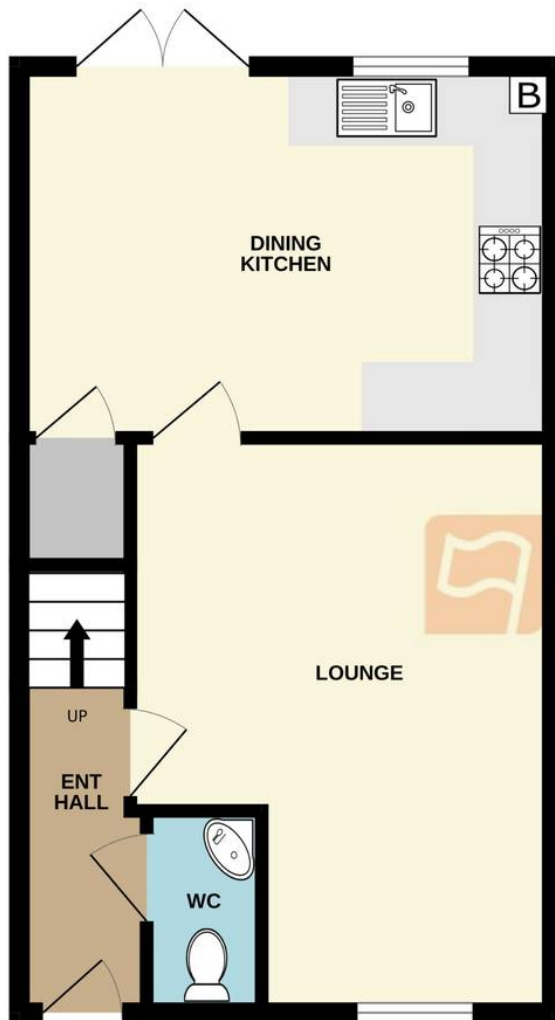
Anti Money Laundering Regulations - Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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