



Orchardside Road, East Markham Newark NG22 0FP

welcome to

Orchardside Road, East Markham Newark

*****SHARED OWNERSHIP***** This beautifully presented family home is offered with a 40% share (more shares available- please ask for details)
Positioned in the delightful and scenic village of East Markham which has many amenities including a primary school and pub.



Entrance Hall

Complementary flooring and central heating radiator.

Cloakroom

Fitted with wc, wash hand basin, complementary flooring, central heating radiator and double glazed window.

Lounge

15' 1" x 11' 7" plus recess (4.60m x 3.53m plus recess)

Staircase leading to the first floor with storage underneath, complementary flooring, two central heating radiators and double glazed french doors.

Dining Kitchen

14' x 8' (4.27m x 2.44m)

Fitted with a range of grey shaker style wall and base units, complementary work surfaces and 1 1/2 stainless steel sink and drainer unit. Integrated gas hob and electric oven. Space for fridge freezer and washing machine. Central heating radiator and double glazed window.

First Floor Landing

Staircase leading to the landing with neutral decor, airing cupboard, central heating radiator and loft access.

Bedroom One

16' 1" x 8' (4.90m x 2.44m)

Rear facing bedroom with neutral decor, central heating radiator and double glazed window.

Bedroom Two

9' 11" x 8' 3" (3.02m x 2.51m)

Front facing bedroom with neutral decor, central heating radiator and double glazed window.

Bedroom Three

10' 7" max x 6' 8" (3.23m max x 2.03m)

Rear facing bedroom with neutral decor, central heating radiator and double glazed window.

Bathroom

Fitted with a three piece white suite, splash back tiling, complementary flooring, heated towel rail and double glazed window.

Exterior

To the front is a garden area with plants and shrubs. To the rear is a lawned garden with a patio area and a garden shed. The garden is enclosed by fence and gated.

Parking

Side driveway for parking of two cars end to end.



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Orchardside Road, East Markham Newark

- **40% SHARED OWNERSHIP- more shares available**
- Modern three bedroom semi-detached home built in 2021
- NHBC Guarantee until 2031
- Off street parking for two cars
- Delightful village location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 313.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



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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.



Property Ref:
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