



Fell Croft, Farndon

Guide Price £230,000 to £235,000



Fell Croft

Farndon, Newark

MARKETED WITH NO CHAIN A well presented, detached two DOUBLE bedroom bungalow located in a quiet cul-de-sac location in the popular village of Farndon.

This bungalow offers an 'A' EPC RATING, and has accommodation comprising of; entrance hallway, spacious lounge, dining/conservatory, kitchen with fan assisted electric oven and induction hob, there are then two DOUBLE BEDROOMS.

The property also benefits from a detached single garage, off road parking, a low maintenance rear garden, UPVC double glazing and gas central heating.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A





ACCOMMODATION - Rooms & Measurements

Entrance Hall

12' 1" x 14' 2" (3.68m x 4.32m)
maximum measurements

Lounge

17' 9" x 11' 3" (5.41m x 3.43m)

Conservatory

16' 7" x 8' 11" (5.05m x 2.72m)

Kitchen

20' 4" x 9' 1" (6.20m x 2.77m)
maximum measurements

Bedroom One

10' 9" x 11' 3" (3.28m x 3.43m)

Bedroom Two

10' 9" x 9' 2" (3.28m x 2.79m)

Shower Room

8' 4" x 6' 5" (2.54m x 1.96m)
maximum measurements

Garage

17' 1" x 8' 9" (5.21m x 2.67m)

Agent's Note - Solar Panels

The property benefits from Solar Panels which are leased from 'A Shade Greener' the lease term is for 25 years from November 2011. The Vendors benefit from free electricity as it is generated, any surplus electricity is transferred to A Shade Greener. Please contact the office for further details.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1020 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, chimney breasts etc 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

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





Newton Fallowell

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 **NEWTON FALLOWELL**