



The Meadows, Farndon



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Guide Price £150,000 to £160,000



Key Features

- Mid Terraced Home
- Three Bedrooms
- Dual Aspect Lounge & Home Office
- Dining Kitchen
- F/F Bathroom & Separate WC
- Enclosed Rear Garden
- No Chain
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN Ideally positioned in the heart of the sought after village of Farndon with local amenities and riverside walks close by, this terraced home offers superb potential and would make a brilliant first-time home. The property's accommodation comprises to the ground floor: entrance hall, dual aspect lounge with French doors to the rear garden, home office (currently used as a bedroom) and a dining kitchen with useful pantry cupboard, and appliances to include a four-ring gas hob and electric oven. The first floor has three well-proportioned bedrooms, a bathroom and separate WC.

Outside, the property has access to on street parking. The front garden is laid to lawn, and the rear garden is SOUTHEAST facing, and again, is predominantly laid to lawn with mature hedging to borders, giving this home a sense of privacy. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 6'8" x 3'3" (2m x 1m)

Lounge 17'11" x 10'4" (5.5m x 3.1m)

maximum measurements

Dining Kitchen 14'1" x 10'7" (4.3m x 3.2m)

maximum measurements

Home Office/Bedroom Four 14'9" x 5'5" (4.5m x 1.7m)

maximum measurements

First Floor Landing

Bedroom One 11'11" x 11'10" (3.6m x 3.6m)
maximum measurements

Bedroom Two 11'11" x 10'5" (3.6m x 3.2m)

Bedroom Three 8'10" x 7'11" (2.7m x 2.4m)

Bathroom 5'7" x 5'2" (1.7m x 1.6m)

Separate WC 5'0" x 2'6" (1.5m x 0.8m)

Services

Mains gas, electricity, water and drainage are connected.

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 produce identification documentation at the offer stage and we would 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 chose to arrange a survey through them. For more information, please call the office.

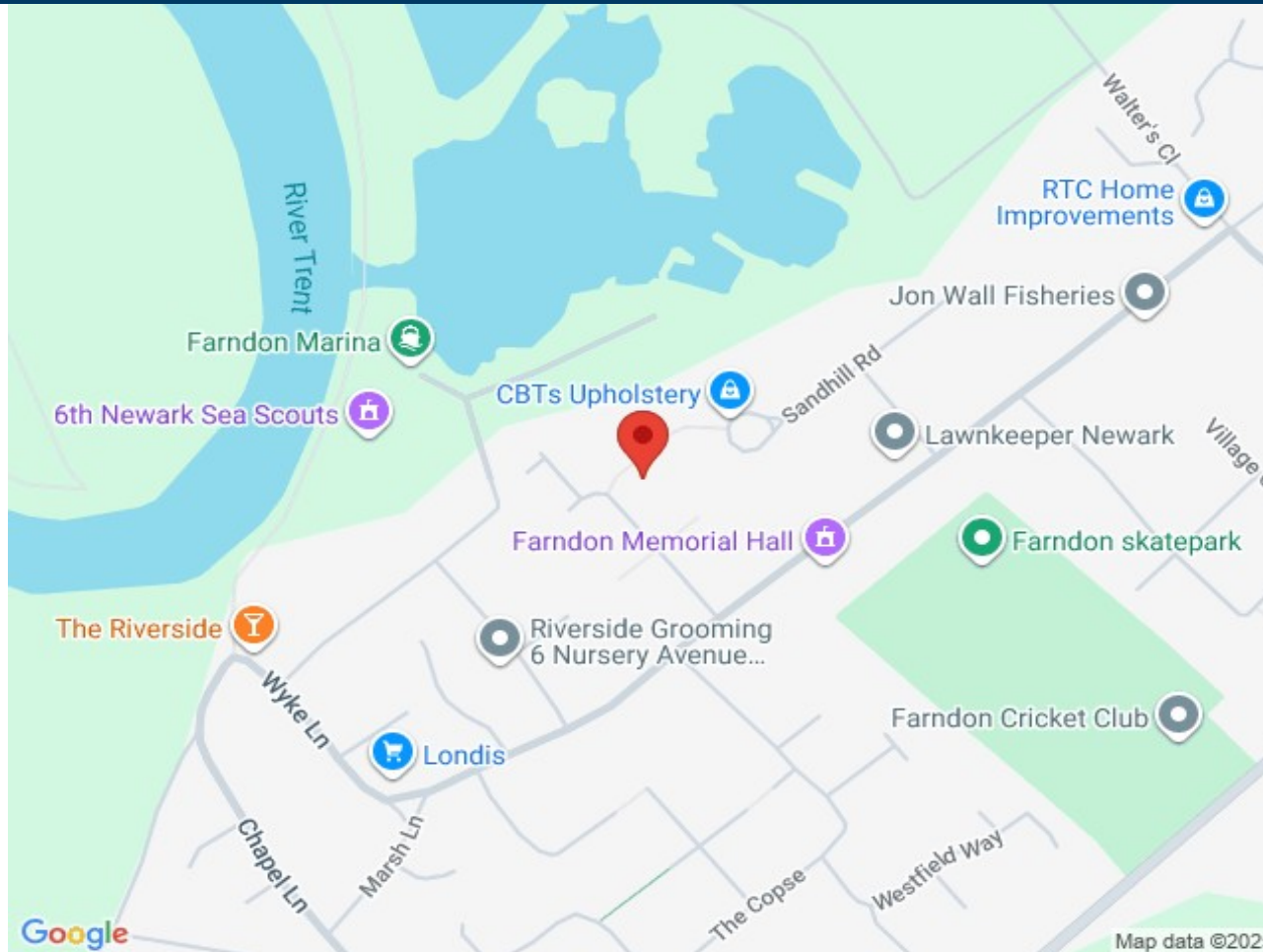
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

