



Village Way, Farndon
Guide Price £190,000 to £195,000



Village Way

Farndon, Newark

Occupying a delightful and tucked-away position within a peaceful residential cul-de-sac in the ever-popular village of Farndon, this semi-detached bungalow represents an exciting opportunity for those seeking a property with genuine scope to improve, personalise and potentially extend, subject to the necessary planning consents.

Farndon is a highly regarded village situated close to the River Trent, with attractive riverside walks and a range of local amenities available within the village. The property also provides convenient access to Newark-on-Trent, whilst the A46 offers excellent onward connections towards Nottingham, Lincoln and the wider region.

Internally, the accommodation comprises an entrance hallway, dual-aspect lounge, kitchen fitted with a four-ring gas hob and electric oven, bathroom and three bedrooms, with the main bedroom benefiting from fitted sliding wardrobes.

Externally, the property enjoys a substantial frontage providing ample parking opportunities, together with additional space to the side and access to the detached garage. An adjoining external store provides useful additional storage. The SOUTH FACING rear garden also offers an excellent degree of privacy, with established lawned areas, mature trees and shrubs creating a pleasant outdoor setting. This home also enjoys the unusual and highly desirable benefit of direct gated access to Farndon Cricket Ground from the rear. Further benefits 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: B

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





Entrance Hallway

12' 3" x 7' 0" (3.73m x 2.13m)
maximum measurements

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)
maximum measurements

Kitchen

8' 7" x 8' 2" (2.62m x 2.49m)

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)
maximum measurements

Bedroom Two

11' 6" x 10' 5" (3.50m x 3.17m)
maximum measurements

Bedroom Three

8' 7" x 6' 9" (2.62m x 2.06m)

Bathroom

8' 7" x 4' 6" (2.62m x 1.37m)

Garage

15' 7" x 8' 4" (4.75m x 2.54m)

External Store

3' 5" x 2' 10" (1.04m x 0.86m)

Agent's Note

There is access via a gate which leads directly to the cricket field at the rear of the property.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 760 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 to our conveyancing partner, we 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 receive a percentage of the fees 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 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



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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