



Goldstraw Lane, Fernwood
OIEO £220,000



Goldstraw Lane

Fernwood, Newark

MARKETED WITH NO CHAIN Offering an excellent degree of flexibility, this modern three-storey town house provides spacious and versatile accommodation arranged over three floors, with the unusual and highly desirable benefit of THREE ENSUITE BEDROOMS. The property would make an excellent family home, whilst also lending itself particularly well to those seeking accommodation suitable for multi-generational living.

Ideally positioned in the heart of the popular modern village of Fernwood, the property is conveniently situated within walking distance of a range of local amenities, whilst offering superb access to the A1 and Newark town centre.

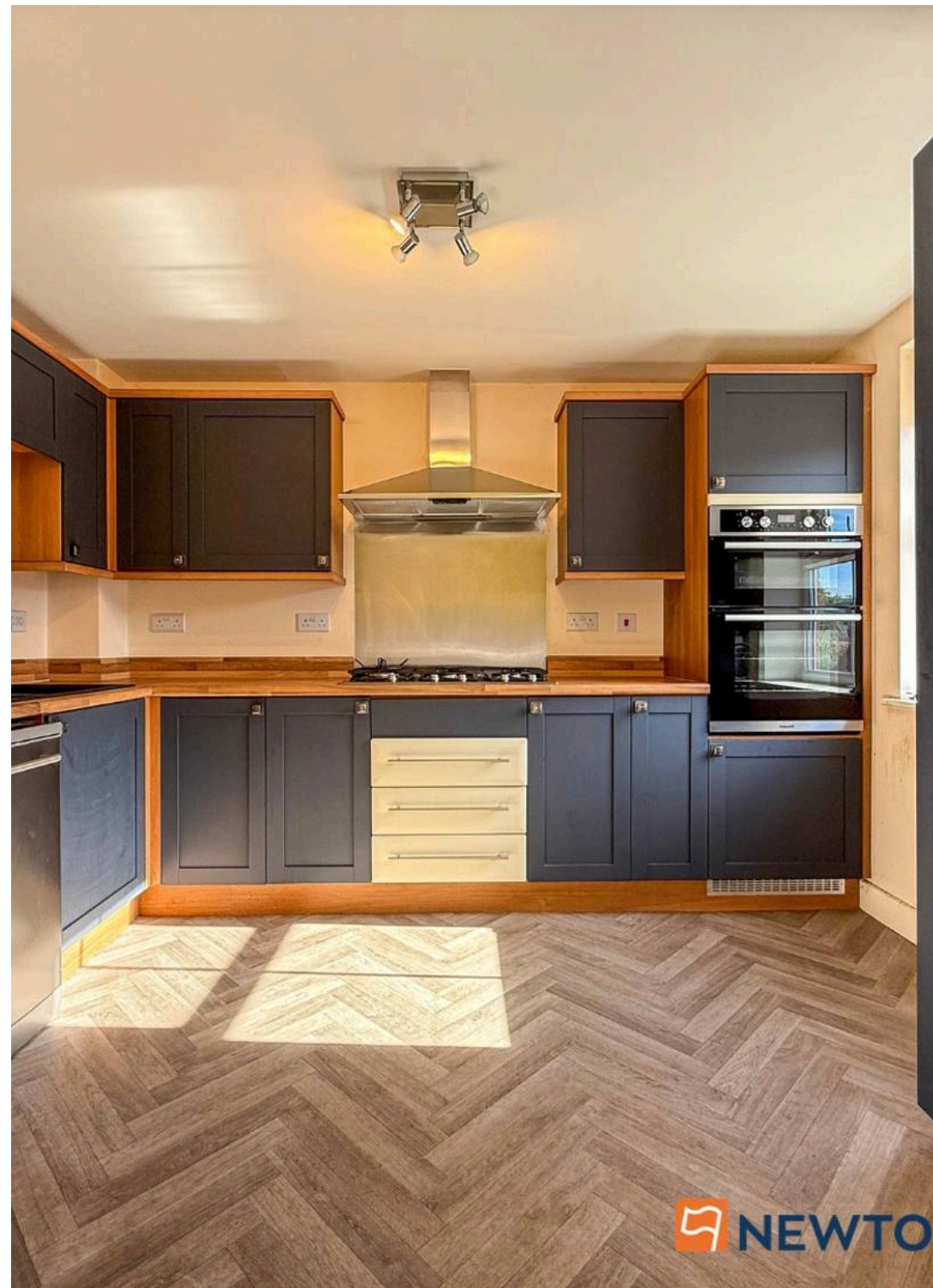
The accommodation is arranged across three floors and begins with a generous entrance hallway, providing access to two useful storage cupboards, a utility room, double bedroom with en-suite shower room and a further double bedroom/home office, which benefits from French doors opening directly onto the rear garden. The first floor provides an excellent degree of living space, comprising a spacious L-SHAPED LOUNGE/DINER with Juliet balcony, together with a separate kitchen/diner fitted with a range of appliances including a five-ring gas hob and electric oven. The second floor is home to two further well-proportioned double bedrooms, both benefiting from their own en-suite facilities. The main bedroom is particularly impressive, offering a range of fitted wardrobes together with a generous FOUR-PIECE EN-SUITE BATHROOM.

Outside, the property enjoys a pleasant SOUTH EAST FACING REAR GARDEN, predominantly laid to lawn and complemented by a paved seating area, providing a pleasant space for outdoor entertaining and relaxation. A rear gate gives access to the parking area, where the property benefits from a SINGLE GARAGE with allocated parking positioned directly in front. Further benefits include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

21' 0" x 7' 6" (6.40m x 2.29m)
maximum measurements

Bedroom Three

12' 9" x 9' 9" (3.89m x 2.97m)

Ensuite To Bedroom Three

8' 5" x 4' 8" (2.57m x 1.42m)

Bedroom Four/Office

11' 3" x 9' 6" (3.43m x 2.90m)
maximum measurements

Utility Room

7' 8" x 6' 5" (2.34m x 1.96m)

Lounge/Diner

17' 7" x 16' 3" (5.36m x 4.95m)
maximum measurements

Kitchen/Diner

16' 3" x 11' 0" (4.95m x 3.35m)
maximum measurements

Bedroom One

14' 3" x 11' 8" (4.34m x 3.56m)
maximum measurements

Ensuite To Bedroom One

8' 5" x 6' 10" (2.56m x 2.08m)
maximum measurements

Bedroom Two

12' 0" x 11' 4" (3.66m x 3.45m)
maximum measurements

Ensuite To Bedroom Two

7' 8" x 5' 6" (2.34m x 1.68m)
maximum measurements



Fernwood Management Charges

The property is subject to a management charge for maintenance of the development. There are also charges for the sale and purchase of the property and we understand also for other amendments/alterations made to the property during ownership. Please speak to a property consultant for further information.

Agent's Note - Third Party Sale

We have been instructed to sell the property by a third party, who have no knowledge of the material facts relating to the external or internal components along with any further relevant information regarding this property. Due to this we have been unable to gather information on our Property Information Questionnaire.





Services

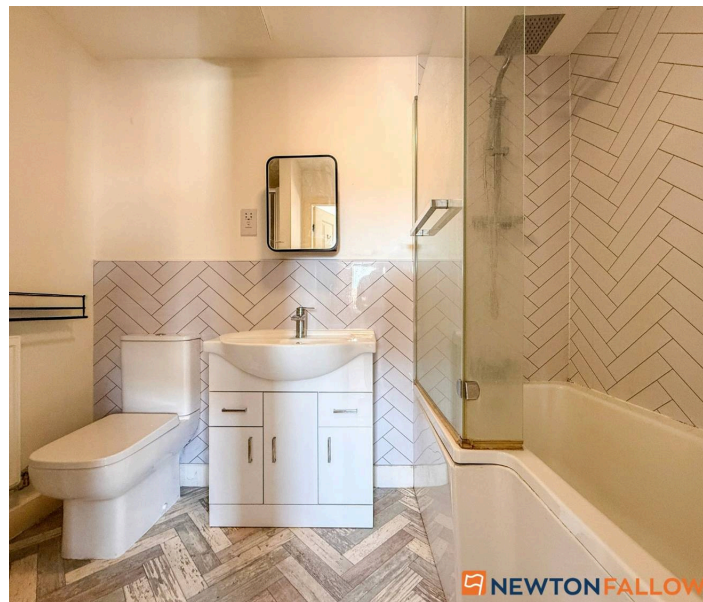
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,454 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

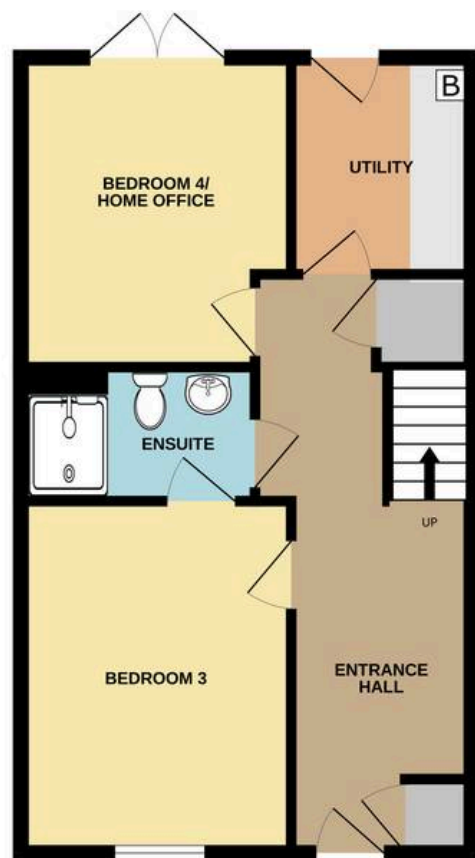
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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.



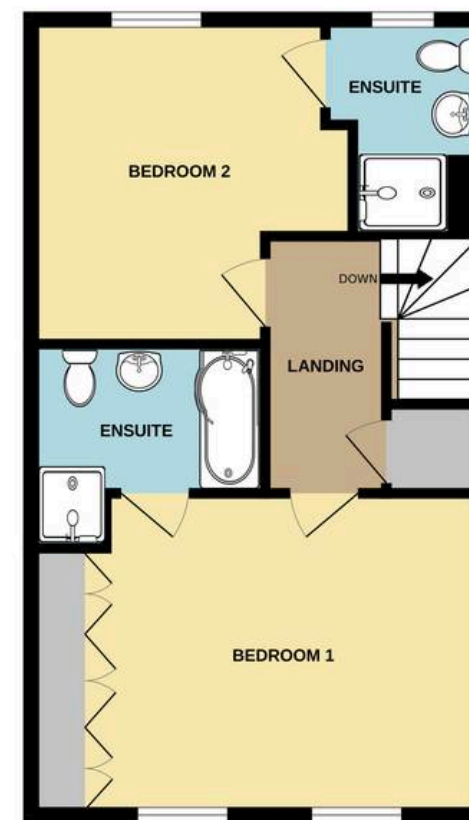
GROUND FLOOR



1ST FLOOR



2ND 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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 **NEWTON FALLOWELL**