



Halifax Road, Fernwood



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Guide Price £220,000 to £230,000



## Key Features

- Modern Semi Detached Home
- Three Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- L-Shaped Lounge
- Spacious Dining Kitchen
- Enclosed Rear Garden
- Still Under NHBC Warranty
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





Constructed in 2021, this tastefully presented modern semi-detached home still benefits from a builder's warranty, has the added benefit of NO LOCAL SERVICE CHARGES and boasts TWO PARKING SPACES to the front. This home is conveniently located in the well-served village of Fernwood which has a range of local amenities close to hand and provides fantastic access to the A1 and Newark town centre. Representing a home that is ready to move straight into, the property's near "show home condition" accommodation comprises to the ground floor: entrance hallway, W/C, spacious L-shaped lounge and dining kitchen which stretches across the back of the property with French doors opening to the rear garden and having appliances including a four ring gas hob and electric oven. The first floor boasts a quality bathroom suite and three well-proportioned bedrooms with the main bedroom having an ensuite shower room and built in wardrobes.

Outside, the property benefits from two parking spaces to the front with the rear garden being predominantly laid to lawn with a paved seating area and hardstanding for a garden shed. 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 8'11" x 3'4" (2.7m x 1m)**  
maximum measurements  
**Ground Floor WC 5'3" x 3'0" (1.6m x 0.9m)**

**Lounge 16'2" x 11'9" (4.9m x 3.6m)**  
maximum measurements  
**Dining Kitchen 15'0" x 10'5" (4.6m x 3.2m)**  
**First Floor Landing**  
**Bedroom One 11'9" x 8'5" (3.6m x 2.6m)**  
**Ensuite Shower Room 8'5" x 4'5" (2.6m x 1.3m)**  
maximum measurements  
**Bedroom Two 10'2" x 8'5" (3.1m x 2.6m)**  
**Bedroom Three 8'9" x 6'2" (2.7m x 1.9m)**  
**Family Bathroom 6'2" x 5'6" (1.9m x 1.7m)**

### 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.

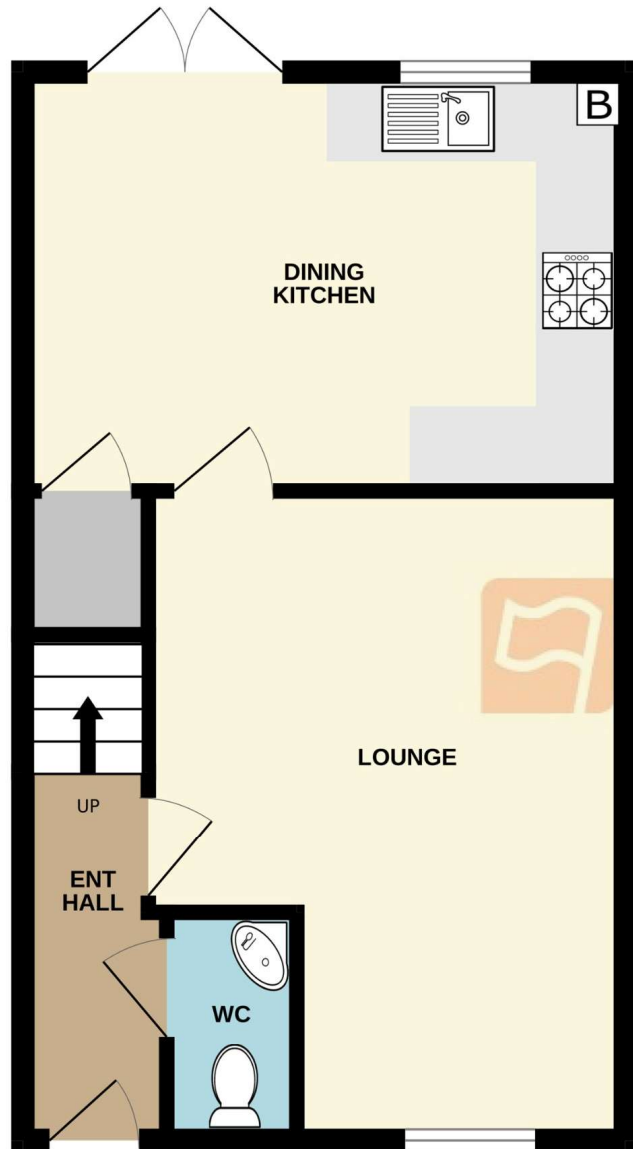
### Anti-Money Laundering Regulations

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.

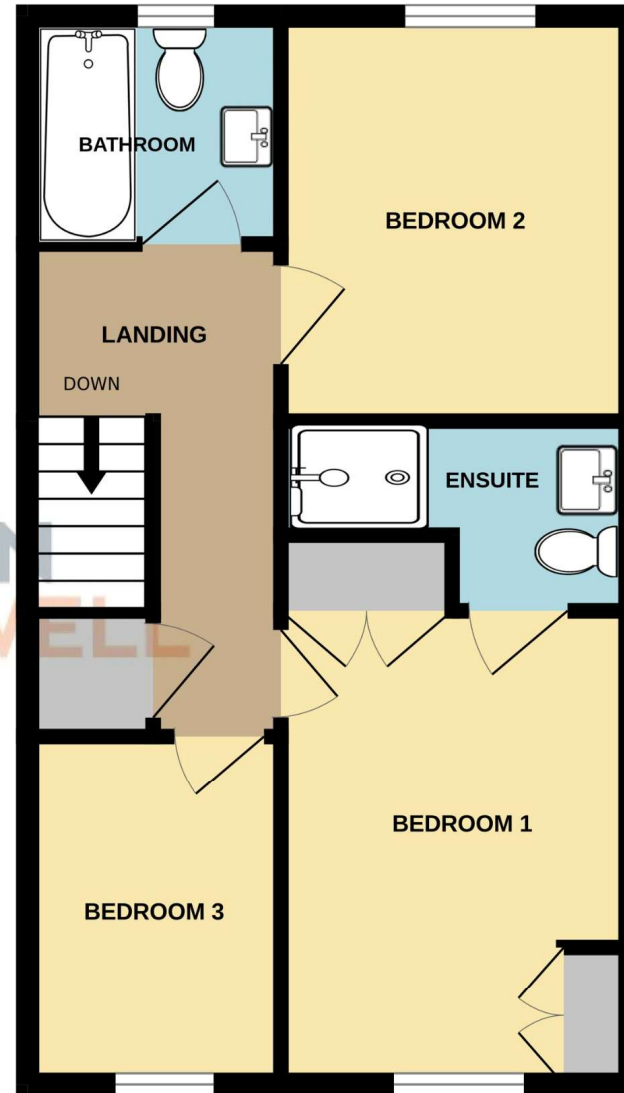
### Referrals

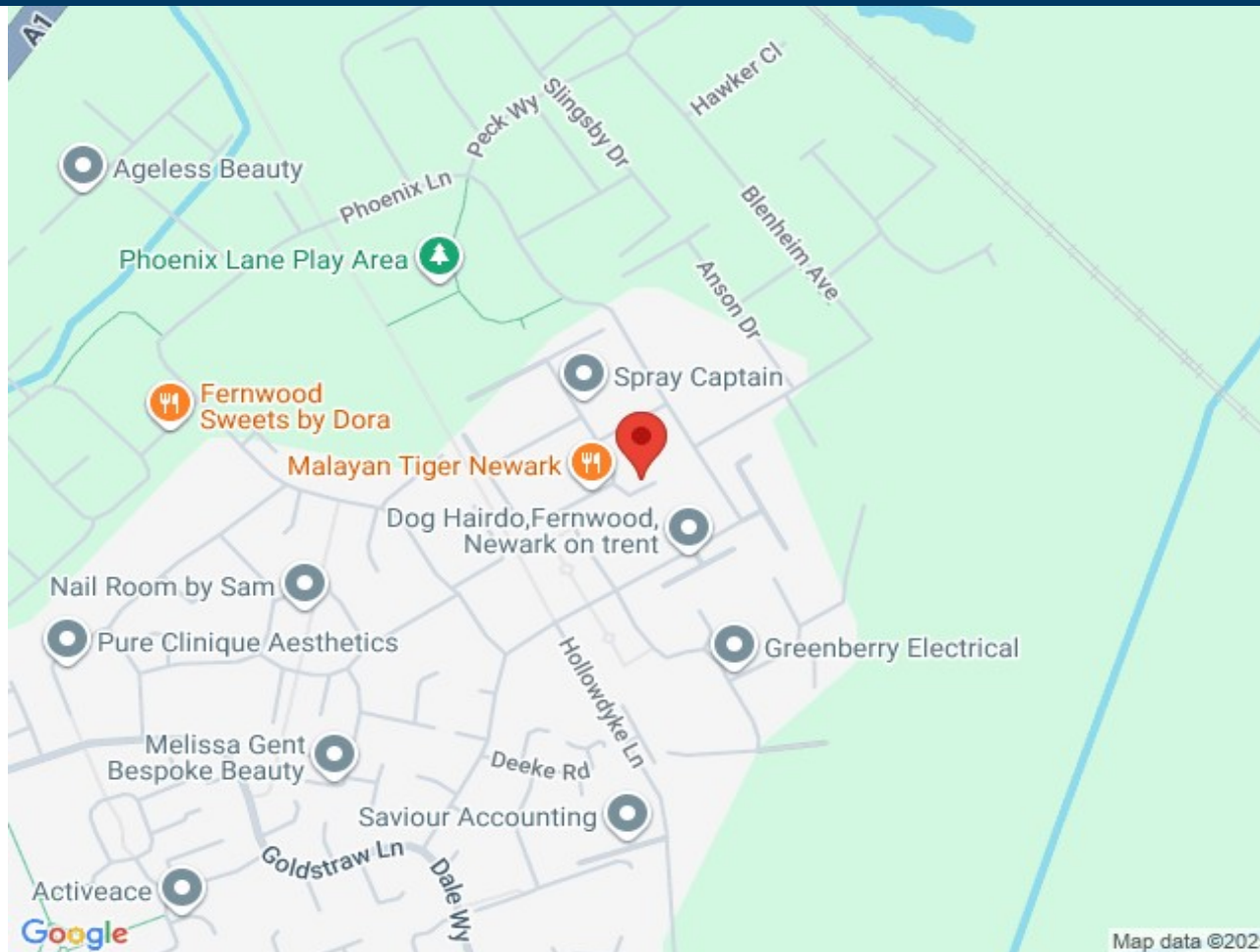
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

