

THE POT SHOP
FARNSFIELD
NOTTINGHAMSHIRE
NG22 8EF



£229,950

VIEWING

By appointment through the selling agent on (015) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Grade Two Listed Semi Detached Cottage
- Three Bedrooms
- Character Features
- Modern Kitchen
- Modern Bathroom
- Great Location
- Viewing Highly Recommended

THE POT SHOP, FARNSFIELD, NOTTINGHAMSHIRE

A beautiful, three bedroom, character cottage based in a popular village location in Nottinghamshire. With modern fixtures and fittings added whilst still retaining character and charm, this is a unique property and comes highly recommended to view.

LIVING ROOM

11'2" x 14'11" A large family room with window to the front, feature fireplace, original beams, spiral staircase to the first floor landing, radiator, power and ceiling light points.



KITCHEN

14'6" x 17'2" Fitted with a range of wall and base units in a wood finish with coordinating work surfaces, part wall tiling, original beams, integrated electric oven, four ring gas hob, space and plumbing for a washing machine, space and plumbing for a fridge freezer, double sink with mixer tap, tile flooring, window to the side, power and ceiling light points.



THE POT SHOP, FARNSFIELD, NOTTINGHAMSHIRE

FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom.



BEDROOM ONE

7'2" x 16'11" max With window, radiator, power and ceiling light points.



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BEDROOM TWO

9'11" max x 14'1" max With window, radiator, power and ceiling light points.



BEDROOM THREE

11'3" x 6'9" With roof window, radiator, power and ceiling light points.



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BATHROOM

6'8" x 8'1" White three piece suite comprising of a bath with shower over, W.C., wash hand basin, part tiled walls, chrome towel radiator and ceiling light point.



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EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	45 e	
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Council Tax Band: B

Local Authority: Newark and Sherwood District Council

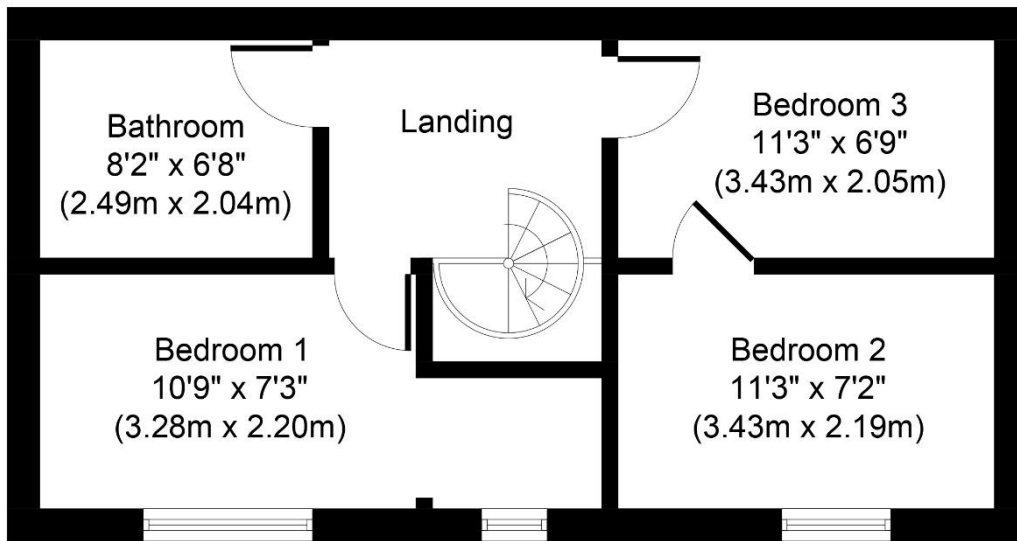
Local Primary School: Farnsfield St Michaels Church Of England Primary School

Local Secondary School: Minster School

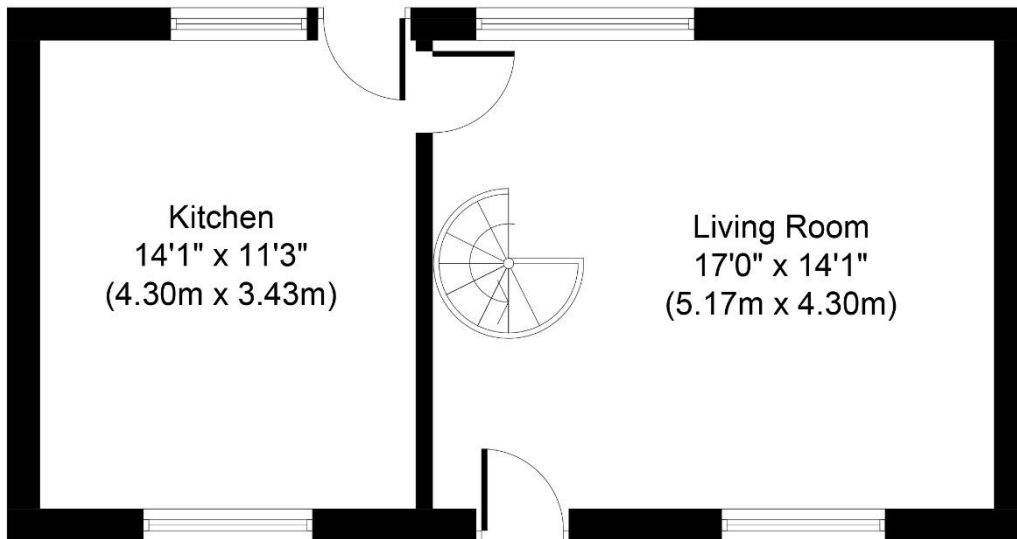
Stamp Duty on Asking Price: £2,099 (This will vary if buying as a second home/investment property).

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FLOOR PLAN



First Floor
Approximate Floor Area
405 Sq. ft.
(37.6 Sq. m.)



Ground Floor
Approximate Floor Area
405 Sq. ft.
(37.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.