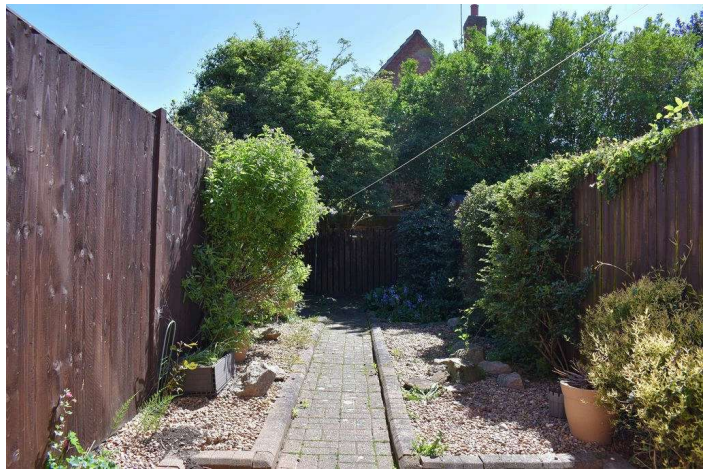
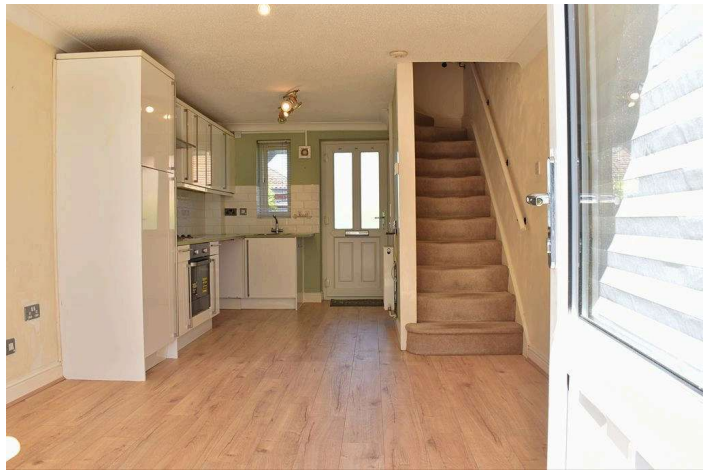


Orchid Drive, Farndon NG24 3TX



A one bedroom two storey mid terrace property situated in a quiet cul-de-sac within the popular village of Farndon. In addition to the DOUBLE BEDROOM, there is an open plan kitchen/lounge, and a first floor shower room. There is an allocated parking space and gardens to the front and rear. The property is double glazed, has gas central heating and available for purchase with NO CHAIN.

£110,000



Situation and Amenities

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1, Nottingham, Leicester and Lincoln and beyond. Farndon boasts two restaurants, The Riverside and Farndon Ferry, and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with its newly built pavilion. Other amenities include a hairdressers and local food store. Further and more comprehensive amenities can be found in Newark which also has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Kitchen/Lounge 20' 10" x 10' 8" (6.35m x 3.25m) (at widest points)

This excellent sized room has dual aspect windows to the front and rear elevations, and a half glazed door providing access to the garden. From the lounge area the staircase rises to the first floor. The kitchen area (11' 6" x 7' 6") is fitted with a range of base and wall units, with square edge work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an electric oven with electric hob and extractor hood above. In addition there is space and plumbing for a washing machine. Adjacent to the kitchen area and sited beneath the staircase is a useful storage cupboard. The entire room has wood laminate flooring, cornice to the ceiling, two ceiling light points and two radiators.

First Floor Landing

The staircase rises from the lounge area to the first floor landing which has a window to the front elevation and doors into the bedroom and shower room. There is a useful storage cupboard which is sited above the staircase and also houses the central heating boiler.

Bedroom 11' 11" x 10' 8" (3.63m x 3.25m)

A double bedroom with a window to the rear elevation overlooking the garden, a ceiling light point and a radiator.

Shower Room 8' 8" x 4' 6" (2.64m x 1.37m)

The shower room has an opaque window to the front elevation and is fitted with an oversized walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a ceiling light point, a radiator, shaver socket, extractor fan and a wall mounted heater.

Outside

To the front of the property is an allocated parking space, adjacent to which is a hard landscaped garden area. A footpath leads to the front door.

Rear Garden

The rear garden is fully enclosed and once again hard landscaped for ease of maintenance. There is a small patio area situated adjacent to the rear of the property. The garden contains a number of mature shrubs and plants.

Council Tax

The property is in Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

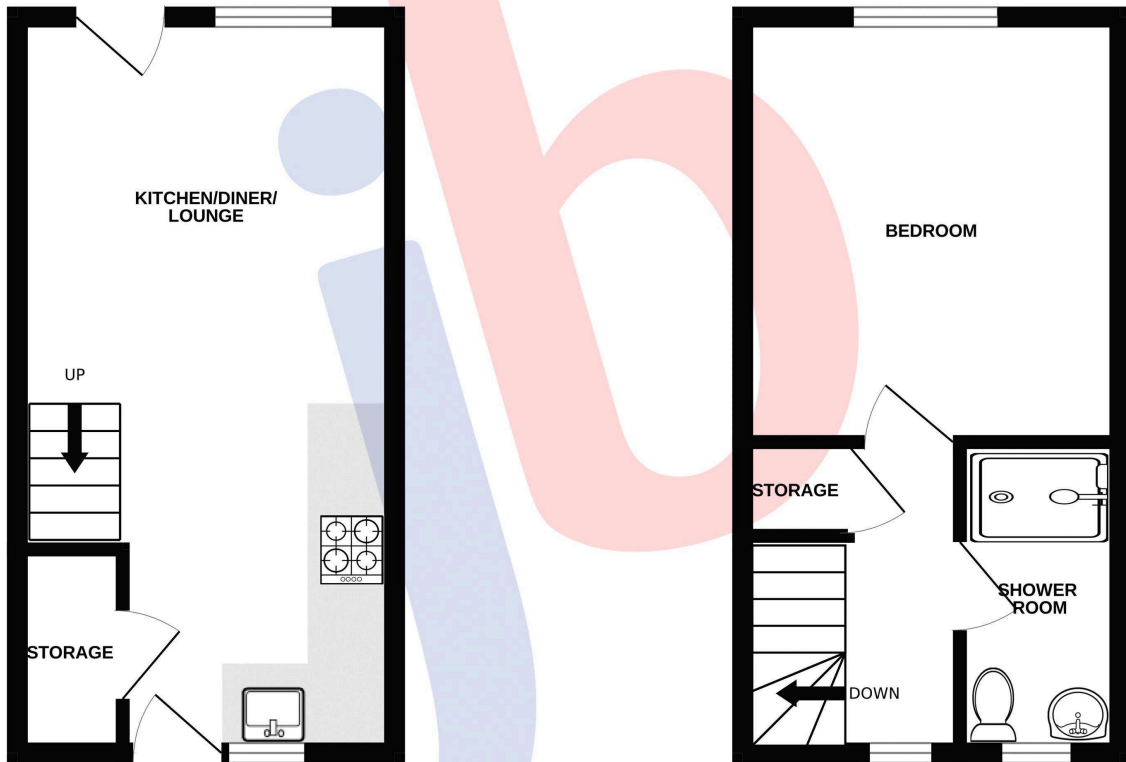
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007701 02 May 2026

GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.

1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 sq.m.) approx.

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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