

Forge Cottages, South Muskham, Newark NG23 6EF

william h brown

welcome to

Forge Cottages, South Muskham Newark

GUIDE PRICE £215,000 - £225,000 A well-presented, three bedroom semi-detached home, peacefully positioned in a quiet spot in South Muskham enjoying open field views! The property features a spacious open-plan kitchen/diner, lounge, utility and also benefits from a driveway & enclosed rear garden.













Entrance Hall
Door to the front, window to the side, radiator and stairs rising to first floor accommodation.

Lounge
Window to the front, brick built fireplace, log burner and radiator.

Kitchen/Diner
Fitted kitchen comprising of high and low units with work surfaces over, sink drainer unit, breakfast bar, pantry, two radiators, integrated dishwasher, oven, hob and extractor fan and plumbing for appliances. Window to the side and patio doors to the garden.

Utility Room
High and low units and plumbing for appliances. Patio doors to the garden.

Wc Cloakroom
Comprising of a WC, wash hand basin and radiator.

First Floor Landing
Window to the side and loft access.

Bedroom One
Window to the front and radiator.

Bedroom Two
Window to the rear, fitted wardrobes and radiator.

Bedroom Three
Window to the front and radiator.

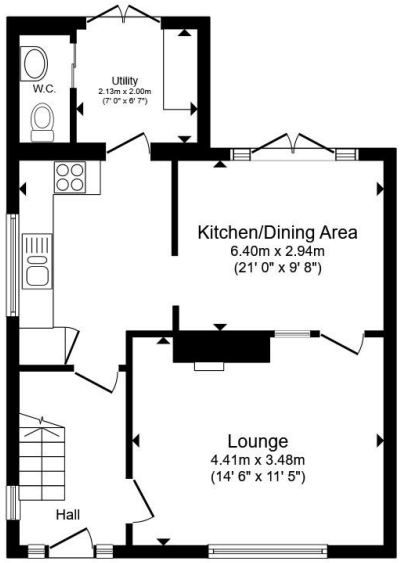
Bathroom
Windows to both the rear and side, bath with shower over, WC, hand wash basin and radiator.

Garage

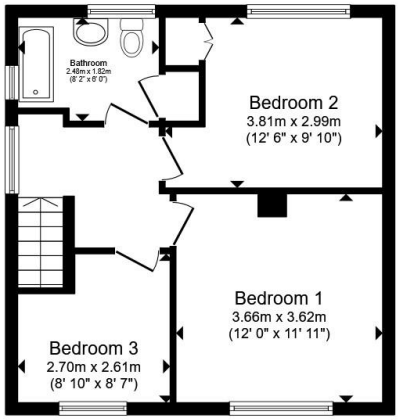
Outside Front
Externally the property benefits from a landscaped, low maintenance frontage with a driveway providing off-road parking and leading to the single garage.

Rear Garden
The rear garden has been designed for low-maintenance, featuring a paved seating area, decorative gravel borders and established planted beds.

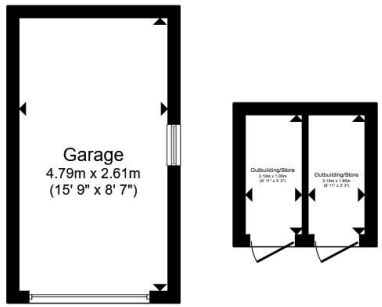
Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Outbuilding

Total floor area 105.8 m² (1,139 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Forge Cottages, South Muskham Newark

- NO ONWARDS CHAIN
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- UTILITY & DOWNSTAIRS WC
- OPEN FIELD VIEWS

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£215,000 - £225,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106856 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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