



Marron Court, Fernwood, Newark

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OLIVER REILLY








# Marron Court, Fernwood, Newark

Asking Price: £120,000

- CONTEMPORARY QUARTER HOUSE
- ONE DOUBLE BEDROOM
- GENEROUS FIRST FLOOR LIVING SPACE
- ALLOCATED PARKING SPACE
- uPVC Double Glazing & Gas Central Heating
- POPULAR LOCATION. CLOSE TO AMENITIES
- GROUND FLOOR SHOWER ROOM
- LIVING/DINING KITCHEN WITH JULIET BALCONY
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- NO CHAIN! Tenure: Freehold. EPC 'C' (75)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

THE PERFECT LOCATION... This excellent one DOUBLE bedroom contemporary quarter house would make a superb first time purchase or investment alike. Providing a LONG-TERM TENANT IN SITU, for over four years. Offering an INSTANT RENTAL RETURN!!

This attractive modern home is pleasantly positioned close to a wide array of amenities. Hosting ease of access onto the A1, A46 and to Newark Town Centre.

The property enjoys a spacious, comfortable and versatile layout, neutrally presented throughout. The accommodation comprises: Inviting entrance hall, a GENEROUS DOUBLE BEDROOM, with EXTENSIVE FITTED WARDROBES and a ground floor shower room. The first floor hosts a WONDERFUL OPEN-PLAN living/dining kitchen space with a Juliet balcony to the front aspect and access up to a useful mezzanine storage area.

Externally, there is a ALLOCATED PARKING SPACE directly outside the front of the property. Further benefits of this marvellous MODERN-GEM include uPVC double glazing and gas fired central heating, via a combination boiler. WHAT A FIND!... Step inside and gain a full sense of appreciation for this excellent home. Boasting EASY LIVING at its finest!.. Marketed with **\*\*NO ONWARD CHAIN!\*\***



**ENTRANCE HALL:** 8'7 x 8'2 (2.62m x 2.49m)

Accessed via a secure external door providing wood-effect vinyl flooring, carpeted stairs with ope-spindle balustrade, and handrail, rising to the first floor. Fitted under stairs storage cupboard has provision/plumbing for a washing machine. Ceiling light fitting, smoke alarm, single panel radiator. Access into the ground floor shower room and generous double bedroom. Max measurements provided.

**GROUND FLOOR DOUBLE BEDROOM:** 11'10 x 8'7 (3.61m x 2.62m)

A generous double bedroom, providing carpeted flooring, a single panel radiator, ceiling light fitting and extensive fitted wardrobes. uPVC double glazed window to the front elevation. Max measurements provided, up to fitted wardrobes.

**GROUND FLOOR SHOWER ROOM:** 6'9 x 5'4 (2.06m x 1.63m)

Of modern design. Providing wood-effect vinyl flooring, a fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. Low-level W.C with push-button flush and pedestal wash hand basin with chrome mixer tap and medium height grey wall tiling. Heated towel rail, shaver point, ceiling light fitting and extractor fan.

**OPEN-PLAN LIVING/DINING KITCHEN:** 13'9 x 12'5 (4.19m x 3.78m)

A generous open-plan space. Providing wood-effect vinyl flooring. The sizeable fitted kitchen houses a range of white fitted wall and base units with laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash back and extractor hood above. Under counter provision for a dishwasher and freestanding fridge freezer. Access to the concealed gas-fired combination boiler. Ceiling light fitting, heat alarm, smoke alarm, extractor fan and a mezzanine loft hatch access point.

The living space provides a ceiling light fitting, two single panel radiators, TV point, a painted uPVC double glazed window to the front elevation and uPVC double glazed French doors opening onto a Juliet balcony.

**MEZZANINE FLOOR:** 15'9 x 4'4 (4.80m x 1.32m)

With carpeted flooring and an open-spindle balustrade with handrail. Providing sufficient storage space and scope to be utilised into further usable accommodation. Subject to access.

**ALLOCATED PARKING SPACE:**

The property provides an allocated block paved parking space. Situated directly outside the front door of the property.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 494 Square Ft.**

Measurements are approximate and for guidance only. This includes the mezzanine floor space.

**Tenure: Freehold. Sold with vacant possession.**

Unless purchased with the tenant in situ.

**Fernwood Management/Service Charges:**

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they pay two payments a year to the 'First Port' Management Company. The total cost amounts to approximately £171, paid every 6 months (Approx. £342 pa). Please speak to the agent for further details.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'C' (75)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Fernwood**

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





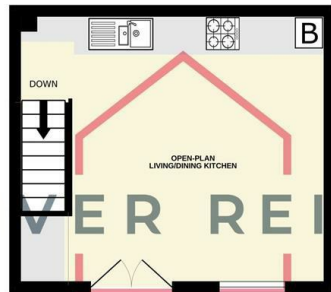




GROUND FLOOR



1ST FLOOR



MEZZANINE FLOOR



OLIVER REILLY

