



Farndon Road, Newark

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 OLIVER REILLY



Farndon Road, Newark

Guide Price £250,000

- WONDERFUL DETACHED BUNGALOW
- PRIME LOCATION. CLOSE TO TOWN & AMENITIES!
- FOUR-PIECE BATHROOM & MODERN CLOAKROOM W.C
- PRIVATE LOW-MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- THREE BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN WITH BI-FOLD DOORS
- HIGHLY ADAPTABLE ACCOMMODATION
- DRIVEWAY WITH LARGE FRONTAGE
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £250,000 - £260,000. Marketed with ****NO ONWARD CHAIN!!**** Detached three bedroom Bungalow, tastefully re-modelled and modernised, located within comfortable walking distance to Newark Town Centre. Viewings are encouraged to appreciate the extensive living space, spanning almost 1,000 square/ft. The free-flowing internal layout comprises: Entrance hall, cloakroom/ W.C, inner hall, spacious open plan kitchen diner hosting a range of integrated appliances, central dining island and Bi-fold doors opening out onto a private paved seating area. The rear hallway leads to a spacious dual aspect lounge, three well-proportioned bedrooms and a stylish four- piece bathroom.

The front aspect has ample parking via a driveway and offers scope to adapt the lawned front garden to create further parking options, if required. The split rear garden has a low-maintenance lawned area with a gated opening onto a private paved seating area, a delightful space to appreciate, all year round.

Further benefits include uPVC double glazing throughout, bespoke fitted shutters and gas fired central heating. Appearances can be deceptive... Internal viewings are **ESSENTIAL** in order to fully appreciate this fabulous home.



ENTRANCE HALL:	11'3 x 3'4 (3.43m x 1.02m)
CLOAKROOM/ W.C:	5'6 x 2'10 (1.68m x 0.86m)
OPEN-PLAN DINING KITCHEN:	18'4 x 11'4 (5.59m x 3.45m)
Max measurements provided.	
INNER HALLWAY:	8'7 x 3'5 (2.62m x 1.04m)
LARGE LOUNGE:	15'7 x 9'8 (4.75m x 2.95m)
MASTER BEDROOM:	13'11 x 11'3 (4.24m x 3.43m)
Max measurements provided.	
BEDROOM TWO:	14'2 x 10'4 (4.32m x 3.15m)
Max measurements provided.	
BEDROOM THREE:	12'10 x 7'5 (3.91m x 2.26m)
FOUR-PIECE BATHROOM:	8'6 x 8'5 (2.59m x 2.57m)

EXTERNALLY:

The property enjoys a central position, within ease of access to main roads and walking distance to the Town Centre. The front aspect provides dropped kerb vehicular access onto a driveway. The front garden has recently been laid to lawn. Providing sufficient space/ scope for further parking options, if required. There is a fenced left side boundary and a high-level walled right side boundary. A left sided timber gate opens into a side courtyard, leading to the side entrance door. The deceptive yet well-appointed rear garden is split into two sections. Hosting a low-maintenance lawned area with central paved seating area There are fenced side and rear boundaries. A timber gate opens into an extensive paved seating area, with a security light. Accessed via the BI-FOLD DOORS in the open-plan dining kitchen.

Approximate Size: 940 Square Ft.

Measurements are approximate and for guidance only.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, infrared electric heating in the lounge 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (55)

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:

This property is conveniently located in a highly sought after residential location with ease of access onto the A46 and A1. Set along the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

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.

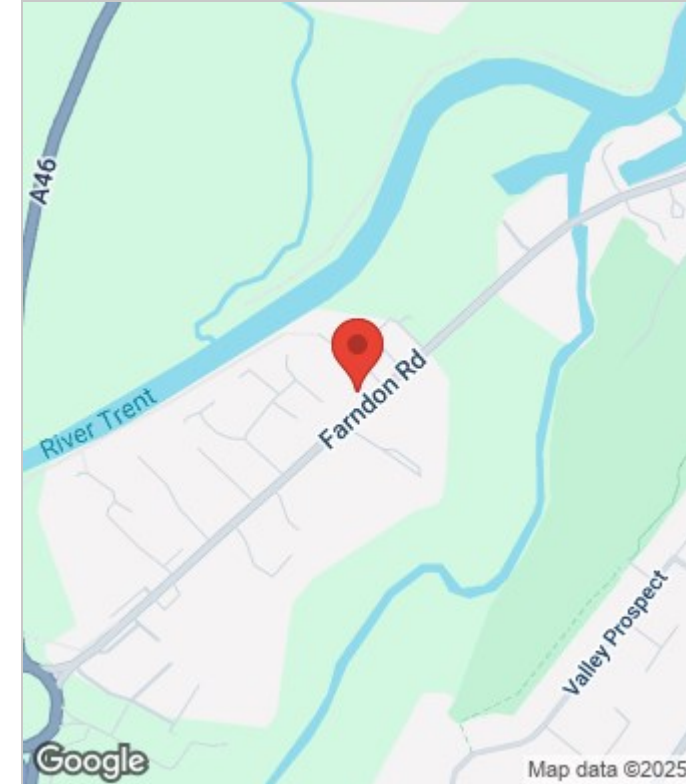
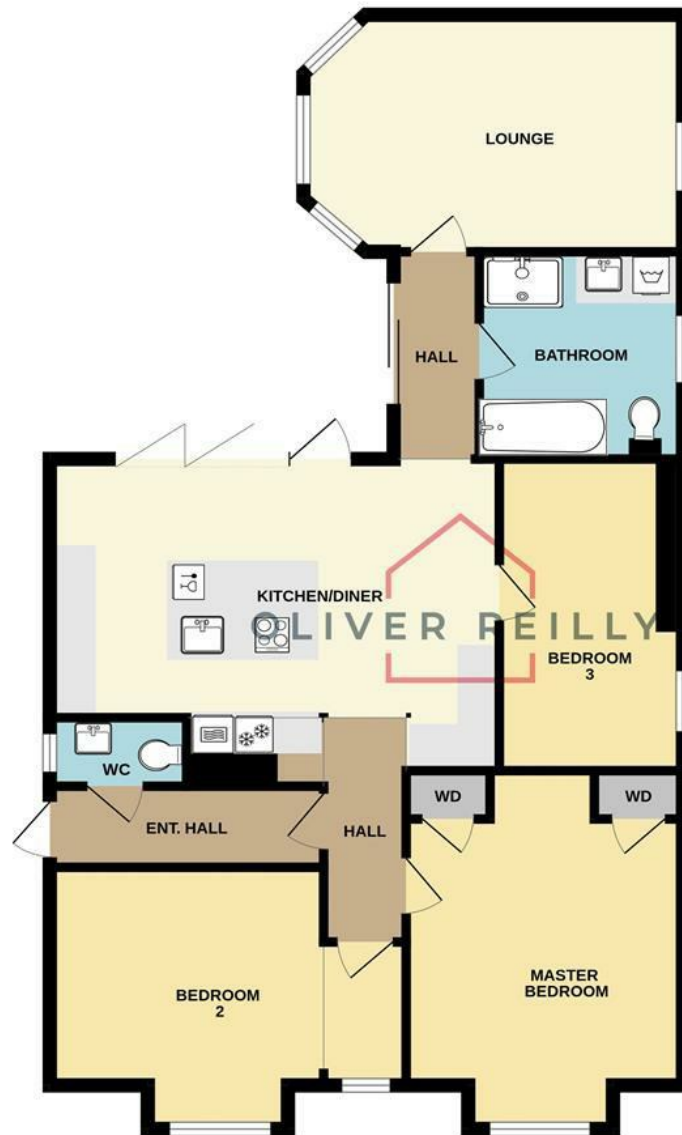
Draft Details-Awaiting Approval:

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



Energy Efficiency Rating

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