



Goldstraw Lane, Fernwood,

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 OLIVER REILLY







# Goldstraw Lane, Fernwood, Newark

- VERSATILE MODERN TOWN HOUSE
- CLOSE TO MAIN ROAD LINKS & AMENITIES
- LOVELY FIRST FLOOR LOUNGE
- FIRST FLOOR EN-SUITE & SECOND FLOOR BATHROOM
- SINGLE GARAGE & OFF-STREET PARKING
- THREE/FOUR BEDROOMS
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- GF W.C. & STUDY
- WELL-APPOINTED LOW-MAINTENANCE GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

## TOO GOOD TO LAST..!

This beautifully maintained three/four bedroom town house offers spacious, versatile and well-balanced accommodation that's ready for you to INSTANTLY APPRECIATE!

The property promotes a great central position in the heart of Fernwood Village. Close to a range of popular schools, amenities and transport links. Boasting ease of access onto the A1 and A46.

This stylish and sought-after residence promises a high-degree of living flexibility, comprising: Inviting entrance hall, a ground floor W.C with complementary feature panelling, study/ ground floor bedroom and a FABULOUS OPEN-PLAN LIVING/DINING KITCHEN. Hosting a breakfast island a feature rear bay with French doors out to the lovely garden.

The first floor landing provides a GENEROUS L-SHAPED LOUNGE with attractive feature wall panelling and a COPIOUS MASTER BEDROOM with EN-SUITE SHOWER ROOM.

The second floor hosts TWO SIZEABLE BEDROOMS. Both with fitted storage cupboards and a modern central bathroom.

Externally, the property enjoys a delightful, low-maintenance and fully enclosed rear garden. leading out to a SINGLE GARAGE with ALLOCATED PARKING SPACE in front.

Further benefits of this CONTEMPORARY CRACKER include uPVC double glazing and gas fired central heating, via a 'HIVE' system.

MOVE ON IN...! You truly need to view this property to appreciate all it has to offer!



Asking Price: £220,000



Single Garage & Off-Street Parking

|   |                               |
|---|-------------------------------|
| <b>ENTRANCE HALL:</b><br>Max measurements provided.                   | 14'4 x 4'4 (4.37m x 1.32m)    |
| <b>GROUND FLOOR W.C:</b>  | 5'5 x 2'10 (1.65m x 0.86m)    |
| <b>STUDY/BEDROOM FOUR:</b>  | 9'3 x 6'10 (2.82m x 2.08m)    |
| <b>OPEN-PLAN LIVING/DINING KITCHEN:</b><br>Max measurements provided. | 19'1 x 12'10 (5.82m x 3.91m)  |
| <b>FIRST FLOOR LANDING:</b>   | 8'9 x 3'4 (2.67m x 1.02m)     |
| <b>FIRST FLOOR LOUNGE:</b><br>Max measurements provided.              | 12'10 x 11'10 (3.91m x 3.61m) |
| <b>MASTER BEDROOM:</b>  | 12'10 x 9'10 (3.91m x 3.00m)  |
| <b>EN-SUITE SHOWER ROOM:</b>  | 7'1 x 5'1 (2.16m x 1.55m)     |
| <b>SECOND FLOOR LANDING:</b>  | 5'10 x 2'10 (1.78m x 0.86m)   |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                     | 12'10 x 11'4 (3.91m x 3.45m)  |
| <b>BEDROOM THREE:</b>   | 12'10 x 9'4 (3.91m x 2.84m)   |
| <b>SECOND FLOOR BATHROOM:</b>   | 6'5 x 5'10 (1.96m x 1.78m)    |

**SINGLE GARAGE:**  
Of brick built construction, with a pitched tiled roof. Located in a block of three. Accessed via a manual up/over garage door.

**EXTERNALLY:**  
The front aspect provides a small paved pathway leading to the front entrance door, with eternal wall light and flat roof storm canopy above. The open frontage is predominantly slate shingled, with access to the concealed gas and electricity meters. The lovely LOW-MAINTENANCE rear garden is fully enclosed. Predominantly gravelled, with various seating areas. There are fully fenced side and rear boundaries. A paved pathway leads to the bottom of the garden, to a wooden rear access gate. Leading out to the SINGLE GARAGE and allocated parking space.





#### 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: 1,120 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### 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 (November and May) to the 'First Port' Management Company. The total cost amounts to approximately £340 a year. Please speak to the agent for further details.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'tbc'- On Order

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.

#### Money Laundering Regulations:

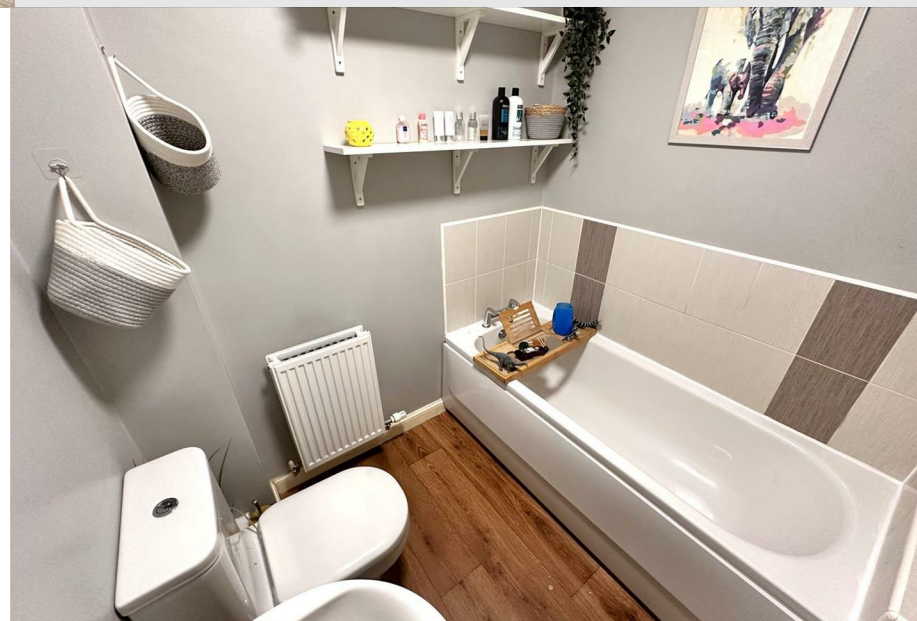
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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.

#### Draft Details-Awaiting Approval:

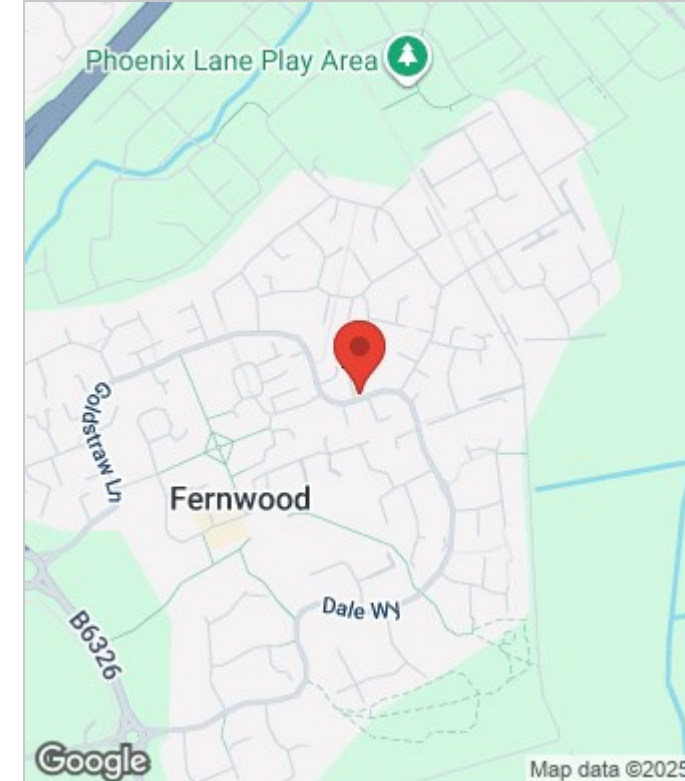
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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












### Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</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>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |