



Apple Avenue, Fernwood, Newark

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# Apple Avenue, Fernwood, Newark

- IMMACULATE END TOWN HOUSE
- LOVELY LOCATION WITH TREE-LINED OUTLOOK
- GF W.C & FIRST FLOOR BATHROOM
- BEAUTIFUL ENCLOSED REAR GARDEN WITH ATTACHED STORE
- EASE OF ACCESS TO AMENITIES & ONTO THE A1
- THREE DOUBLE BEDROOMS
- GENEROUS LIVING ROOM & DINING KITCHEN
- MASTER BEDROOM WITH EN-SUITE & FITTED WARDROBES
- TWO ALLOCATED PARKING SPACES
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

Guide Price: £220,000 - £230,000. FLEXIBLE & FABULOUS LIVING IN A PEACEFUL SETTING!! Not only will you be bowled over by the EXCELLENT CONDITION of this attractive end town house but you'll be in awe of the attractive enviable residential position, with an unspoiled tree-lined outlook to the front aspect. Enjoying a quiet residential cul de-sac, in the heart of Fernwood. Closely situated for ease of access to amenities, schools and transport links. Ensuring ease of access onto the A1, A46 and to Newark Town Centre.

This BRIGHT & BEAUTIFUL three storey home is a credit to the existing owners. Having created a warm and inviting contemporary design, READY & WAITING for your instant appreciation.

The property commands a spacious layout, comprising: Lovely entrance hall, a ground floor W.C, sizeable modern dining kitchen and a GENEROUS MULTI-FUNCTIONAL LIVING ROOM. Hosting sufficient space for a dining table and French doors out to a charming rear garden.

The first floor provides TWO DOUBLE BEDROOMS and a stylish family bathroom.

The second floor enjoys a magnificent master bedroom, enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM.

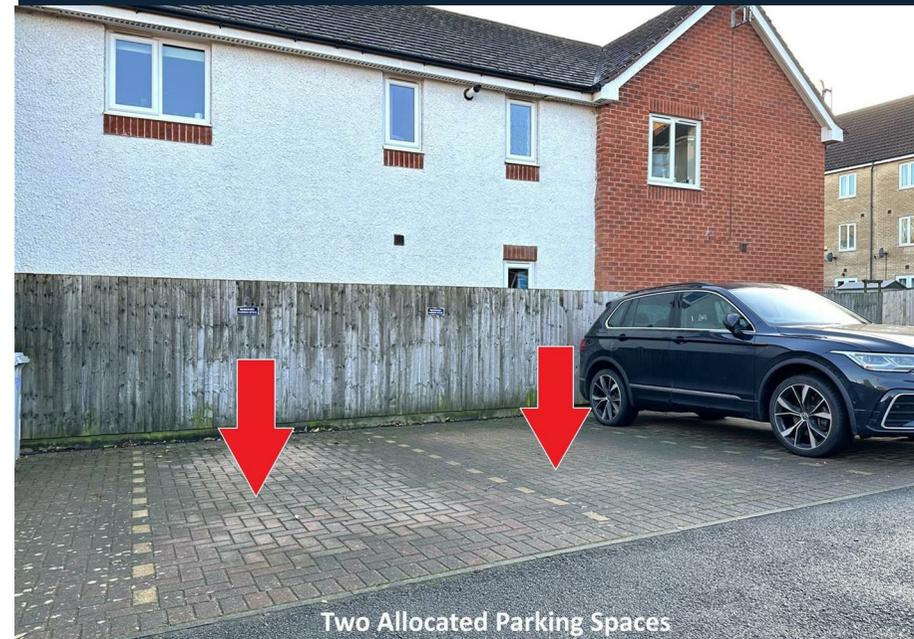
Externally, the property promotes TWO ALLOCATED PARKING SPACES. Ensuring side-by-side parking adjacent to the house. You'll find LOTS OF ENJOYMENT in the well-appointed, low-maintenance rear garden. Enhanced by a paved seating area and a large attached external store.

Additional benefits of this SLEEK & STYLISH MODERN GEM include uPVC double glazing and gas fired central heating.

TURN THE KEY, START THE STORY!!!!..This is the perfect place to call home!



## Guide Price £220,000 - £230,000



Two Allocated Parking Spaces

<b>ENTRANCE HALL:</b>	11'5 x 4'2 (3.48m x 1.27m)
<b>GROUND FLOOR W.C:</b>	6'5 x 2'8 (1.96m x 0.81m)
<b>SPACIOUS DINING KITCHEN:</b>	11'5 x 8'5 (3.48m x 2.57m)
<b>GENEROUS LIVING ROOM:</b>	16'2 x 15'2 (4.93m x 4.62m)
<b>FIRST FLOOR LANDING:</b>	11'1 x 2'9 (3.38m x 0.84m)
<b>BEDROOM TWO:</b> Max measurements provided.	16'2 x 10'8 (4.93m x 3.25m)
<b>BEDROOM THREE:</b>	11'5 x 8'5 (3.48m x 2.57m)
<b>MODERN FAMILY BATHROOM:</b>	8'7 x 6'9 (2.62m x 2.06m)
<b>INNER LANDING:</b>	6'8 x 4'3 (2.03m x 1.30m)
<b>GENEROUS MASTER BEDROOM:</b> Max measurements provided.	16'2 x 14'4 (4.93m x 4.37m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided.	9'5 x 5'11 (2.87m x 1.80m)
<b>ATTACHED EXTERNAL STORE:</b> Of timber construction. Providing extensive external storage space.	14'7 x 3'10 (4.45m x 1.17m)

### EXTERNALLY:

This lovely EYE-CATCHING end town house occupies a wonderful position, in a highly desirable and quiet residential cul-de-sac. Boasting an unspoiled tree-lined outlook to the front aspect. A paved pathway leads to the front entrance door with two external wall lights and storm canopy above. The low-maintenance front garden is slate shingled, with wrought-iron fenced side and front boundaries.

The well-appointed rear garden retains a high-level of privacy and is predominantly laid to lawn. Enjoying a paved patio, directly from the uPVC double glazed French doors in the large lounge/diner. There is access into the attached timber store. A paved pathway leads to the bottom of the garden, with gravelled borders, down to a secure wooden side personal gate. This in-turn provides access down to TWO ALLOCATED PARKING SPACES. There is an external wall light, a walled left side boundary, fenced right side and rear boundaries.



#### **TWO ALLOCATED PARKING SPACES:**

There are two block paved allocated parking spaces associated with the property. Ensuring side-by-side off-street parking. Located to the rear of the house.

#### **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: 1,108 Square Ft.**

Measurements are approximate and for guidance only.

#### **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 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: 'C' (78)**

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:**

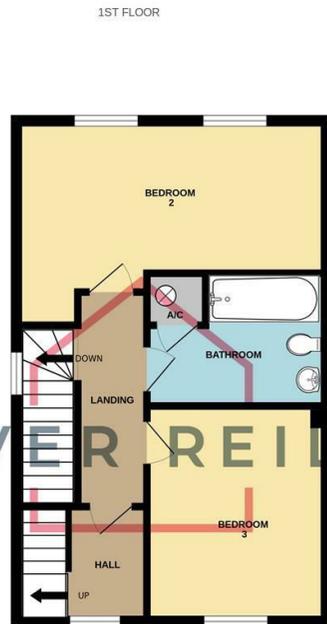
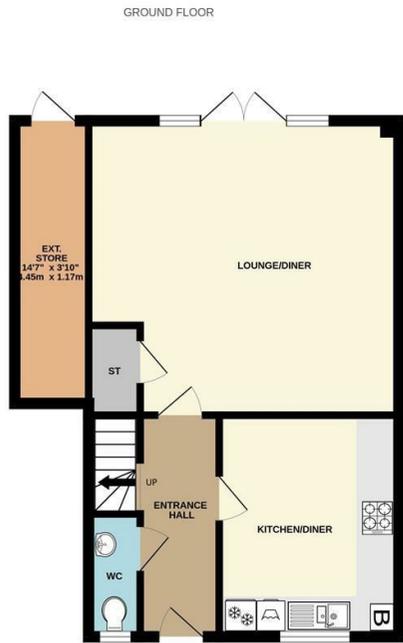
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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.







OLIVER REILLY



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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	