



Apple Avenue, Fernwood, Newark



OLIVER REILLY



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Guide Price £260,000

- LOVELY END TERRACE HOME
- CHARMING RESIDENTIAL LOCATION
- GF W.C & UTILITY ROOM
- ATTRACTIVE WALLED REAR GARDEN
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- THREE SIZEABLE BEDROOMS
- GENEROUS LIVING ROOM & DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM
- OFF-STREET PARKING VIA DOUBLE CARPORT
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'tbc'



Two Covered & Allocated Parking Spaces

CONTEMPORARY LIVING WITH A SPACIOUS MODERN FINISH!!!

This **SPLENDID, STYLISH & SPACIOUS** three bedroom end terrace home enjoys a delightful position in one of Fernwood's most desirable residential cul-de-sacs. Spoilt with idyllic tree-lined views, lovely green spaces and a charming community-filled atmosphere.

This eye-catching home lies close to amenities, popular schools and main road corridors. Closely situated near to Balderton and Newark Town Centre.

If you're looking for **IMMACULATE PRESENTATION** & a layout that boasts **MORE THAN MEETS THE EYE!**... This is the **ONE FOR YOU!**

The well-proportioned internal accommodation comprises: Inviting entrance hall, a ground floor W.C, a generous **DUAL-ASPECT** living room, an equally **SPACIOUS DINING KITCHEN** with French doors out to an Indian sandstone seating area and a separate utility room.

The first floor landing hosts a modern family bathroom and **THREE EXCELLENT SIZED BEDROOMS**. Two of which are enhanced by **EXTENSIVE FITTED WARDROBES**. The dual-aspect master bedroom also boasts an **EN-SUITE SHOWER ROOM**.

Externally, the property promotes a wonderful corner plot, with a majority walled rear garden. Beautifully maintained and promising **MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT!**

Off-street parking is also available behind the property, with a **DOUBLE BRICK BUILT CARPORT**. Which ensures side-by-side parking. On road parking is also available, on a first come, first served basis.

Additional benefits of this **MARVELLOUS MODERN HOME** include uPVC double glazing and gas fired central heating, via a Combination boiler, installed in 2024.

MOVE-IN READY & WAITING FOR YOU! Do not delay. Book your viewing **TODAY!**



ENTRANCE HALL:	6'9 x 6'4 (2.06m x 1.93m)
GROUND FLOOR W.C:	5'2 x 3'2 (1.57m x 0.97m)
DUAL-ASPECT LIVING ROOM:	17'10 x 10'7 (5.44m x 32.61m)
GENEROUS DINING KITCHEN: Max measurements provided.	17'10 x 9'10 (5.44m x 3.00m)
UTILITY ROOM:	5'9 x 5'5 (1.75m x 1.65m)
FIRST FLOOR LANDING: Max measurements provided.	11'10 x 4'9 (3.61m x 1.45m)
DUAL-ASPECT MASTER BEDROOM: Max measurements provided.	13'3 x 12'5 (4.04m x 3.78m)
EN-SUITE SHOWER ROOM: Max measurements provided.	6'9 x 5'7 (2.06m x 1.70m)
BEDROOM TWO:	11'1 x 9'8 (3.38m x 2.95m)
BEDROOM THREE:	9'4 x 7'4 (2.84m x 2.24m)
MODERN FAMILY BATHROOM:	6'7 x 5'9 (2.01m x 1.75m)

DOUBLE CARPORT:
Located behind the property, in a brick built block, with a pitched tiled roof. Ensuring two under-cover parking spaces.

EXTERNALLY:
This attractive end terrace home is pleasantly positioned in a desirable residential location. Enhanced by a charming outlook to both side elevations. Along with an attractive residential communal green, with mature trees and a seating area. The front aspect is greeted with a small paved pathway, leading to the composite front entrance door, with pitched tiled roof storm canopy above. The eye-catching frontage is predominantly gravelled with well-tended low-level bushes.

A wooden right sided personal gate opens into a **LOVELY WALLED REAR GARDEN** is a delightful external escape. Predominantly laid to lawn, hosting an expansive Indian sandstone seating/entertainment area. There is provision for a garden shed. Paved hard-standing at the bottom of the garden. A raised plant bed, three external wall lights and an outside tap. There is a fenced left side boundary, a high-level walled right side and rear boundary.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'Worcester' combination boiler, installed in 2024 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.

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.

Approximate Size: 970 Square Ft.

Measurements are approximate and for guidance only.

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.

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 an 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:

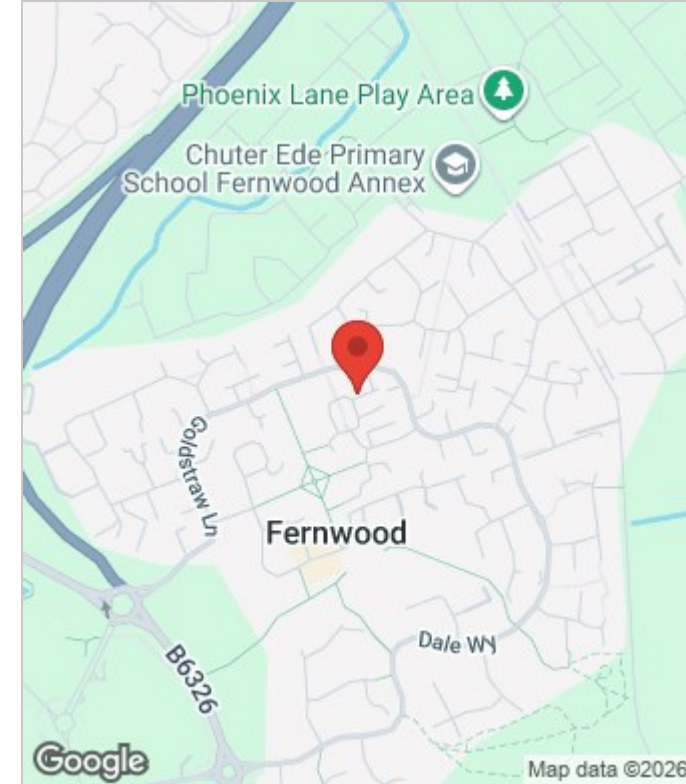
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



Energy Efficiency Rating

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