Johnsons Road, Fernwood, Newark

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OLIVER REILLY

Johnsons Road, Fernwood, Newark

Guide Price £225,000 - £235,000

- SPACIOUS END TERRACE HOME
- POPULAR & CONVENIENT LOCATION
- SUPERB DINING KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- THREE DOUBLE BEDROOMS
- TWO ADAPTABLE RECEPTION ROOMS
- GF W.C. SECOND FLOOR BATHROOM & EN-SUITE
- AMPLE PARKING & SINGLE GARAGE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

Guide Price: £225,000 - £235,000. BOASTING MORE THAN MEETS THE EYE!!!
This SPACIOUS & STYLISH end town house enjoys a lovely position, set back from the roadside, in a quiet yet convenient residential location. Easily accessible to a wide range of amenities and main road links. Showcasing ease of access onto the A1 & A46 with great links to Newark Town Centre, Grantham and Lincoln.
If more space is what you need!... LOOK NO FURTHER! This highly adaptable home is set over three floors, commanding over 1,100 square/ft of accommodation, that lends itself perfectly for the demands of modern-day family life.
The flexible and modern internal design comprises: Entrance hall, ground floor W.C, a sizeable dining kitchen. Hosting a range of integrated appliances and a multi-purpose sitting/ dining room.
The first floor landing leads to a LARGE LOUNGE/DINER with two complementary Juliet balconies and a DOUBLE BEDROOM.
The second floor provides a three-piece family bathroom and TWO FURTHER DOUBLE BEDROOMS. Both providing EXTENSIVE FITTED WARDROBES. The master bedroom is also enhanced by a STYLISH & MODERN EN-SUITE SHOWER ROOM.
Externally, the property promotes ample off-street parking and access to a SINGLE GARAGE. Equipped with power, lighting and an electric garage door.
The LOVELY LOW-MAINTENANCE GARDEN promises a peaceful external escape, with a lovely paved seating area. Full of colour and personality, that can be appreciated, all year round.
Additional benefits of this FANTASTICALLY PROPORTIONED HOME include uPVC double glazing and gas central heating.
A STRIKING MODERN DESIGN MEETS EVERYDAY COMFORT! It's time to STEP INSIDE and gain a full sense of appreciation!

ENTRANCE HALL: 6'10 x 6'1 (2.08m x 1.85m)
Max measurements provided.

GROUND FLOOR W.C: 7'8 x 3'7 (2.34m x 1.09m)

SPACIOUS DINING KITCHEN: 12'6 x 12'3 (3.81m x 3.73m)

SITTING/DINING ROOM: 12'3 x 11'6 (3.73m x 3.51m)
Max measurements provided.

FIRST FLOOR LANDING: 5'7 x 5'2 (1.70m x 1.57m)

GENEROUS LOUNGE/DINER: 16'5 x 12'5 (5.00m x 3.78m)

BEDROOM THREE: 12'5 x 8'9 (3.78m x 2.67m)

SECOND FLOOR LANDING: 12'6 x 2'11 (3.81m x 0.89m)

MASTER BEDROOM: 12'4 x 9'8 (3.76m x 2.95m)
With extensive FITTED WARDROBES. Max measurements provided.

CONTEMPORARY EN-SUITE: 6'3 x 4'1 (1.91m x 1.24m)

BEDROOM TWO: 12'5 x 8'9 (3.78m x 2.67m)
With extensive FITTED WARDROBES.

FAMILY BATHROOM: 7'11 x 4'9 (2.41m x 1.45m)

SINGLE GARAGE: 17'1 x 9'1 (5.21m x 2.77m)
Of brick built construction, with a pitched tiled roof. Accessed via an electric up/ over garage door, with remote control fob. Equipped with power, lighting and over-head eaves storage.

EXTERNALLY:
This substantial and highly adaptable three-storey home is pleasantly positioned, set back from the road, in an undetected location. The property is greeted with a slate shingled frontage and an allocated parking space. This links round to a private driveway, leading down to a SINGLE GARAGE. A small paved pathway leads to the side entrance door, with storm canopy above. The pathway continues down to a secure wooden personal gate, opening into a LOVELY LOW-MAINTENANCE REAR GARDEN. Partially laid to lawn, enjoying a delightful oval shaped central paved seating area, with complementary borders. Part planted and slate shingled. There are fully fenced side and rear boundaries.

Approximate Size: 1,170 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 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 pay the 'First Port' Management Company. The total cost amounts to approximately £300 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' (74)
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.

OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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