



California Road, Farndon, Newark

3 1 1 tbc



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- NON-ESTATE DETACHED BUNGALOW
- HUGELY POPULAR VILLAGE LOCATION
- CLOSE TO MAIN ROAD LINKS & TOWN CENTRE
- LOW-MAINTENANCE PRIVATE GARDEN
- BLANK CANVAS! SCOPE TO MAKE YOUR OWN!
- THREE BEDROOMS
- SPACIOUS 20FT LOUNGE/DINER & CONSERVATORY
- GENEROUS 0.10 OF AN ACRE PLOT
- DETACHED GARAGE & GATED DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

A REAL ONE OFF! OCCUPYING AN IMPRESSIVE PLOT!!

This bespoke detached bungalow is tucked away in a quiet non-estate setting, whilst still promoting ease of access to the centre of this hugely desirable village. Filled with excellent amenities, countryside walks and main road links onto the A46 and A1. Only a short distance away from the hustle and bustle of Newark Town Centre.

If you're in search of SPACE & SCOPE then LOOK NO FURTHER! This is an ideal BLANK CANVAS for you to make your own!

This much-loved bungalow has been very well-maintained inside and out. Promoting great cosmetic potential. The copious and FREE-FLOWING internal layout comprises: Inviting entrance hall, a SUBSTANTIAL 20FT LOUNGE/DINER with feature fireplace, a well-appointed kitchen and separate conservatory. There are THREE BEDROOMS. Two of which are enhanced by FITTED WARDROBES and a three-piece bathroom.

Externally the bungalow occupies a private, LOW-MAINTENANCE 0.10 of an acre wrap-around plot. Greeted with a GATED DRIVEWAY that gives access into a DETACHED SINGLE GARAGE. Equipped with power, lighting and an electric roller door.

The peaceful rear garden is hard-landscaped and will leave much to your imagination!

Additional benefits of this highly-regarded and pleasantly presented residence include uPVC double glazing and gas central heating.

SEE IT. OWN IT. ENJOY IT!!! Promising perfect proportions combined with the tranquility of village life at its finest! Marketed with **NO ONWARD CHAIN!!**.



Offers in excess of £240,000



ENTRANCE HALL:	10'6 x 8'9 (3.20m x 2.67m)
GENEROUS LOUNGE/DINER: Max measurements provided.	20'4 x 13'4 (6.20m x 4.06m)
KITCHEN:	11'10 x 7'9 (3.61m x 2.36m)
CONSERVATORY: Of uPVC construction, with a sloped poly-carbonate roof. With wood-effect vinyl flooring, two wall light fittings, a double power socket and a double panel radiator. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to a large paved seating area, in the private enclosed garden.	9'2 x 8'6 (2.79m x 2.59m)
MASTER BEDROOM: With extensive fitted wardrobes. Max measurements provided.	11'9 x 9'4 (3.58m x 2.84m)
BEDROOM TWO: With extensive fitted wardrobes.	10'7 x 7'9 (3.23m x 2.36m)
BEDROOM THREE:	7'5 x 7'1 (2.26m x 2.16m)
BATHROOM:	7'3 x 6'3 (2.21m x 1.91m)
DETACHED SINGLE GARAGE: Of brick built construction, with a flat felt roof and external wall light. Accessed via an electric roller garage door. Equipped with power, lighting and an outside tap. uPVC double glazed window to the left side elevation.	15'8 x 9'1 (4.78m x 2.77m)



EXTERNALLY:
This individual detached home, is privately positioned, in a non-estate location. Lying in a popular and well-served village, convenient for amenities and main road access. The front aspect provide a wrought-iron double gated entrance onto a BLOCK PAVED DRIVEWAY. Leading up to a DETACHED SINGLE GARAGE, with electric roller door. The large front garden is predominantly gravelled, with a block paved pathway, up to the front entrance door with external porch ceiling light. There is a high-level fenced front boundary, walled side and rear boundaries. A wrought-iron personal gate opens into the PRIVATE and WELL-APPOINTED REAR GARDEN. Equally promoting minimal maintenance and hard-landscaping. Predominantly gravelled with a range of mature bushes, shrubs and trees. There is a large BLOCK PAVED PATIO. Directly from the conservatory. A paved pathway leads to the bottom of the garden, with provision for a garden shed. There is an outside tap, external security light. Fenced front/ right side boundaries and a walled rear boundary.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler 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: 825 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold.
Sold with vacant possession on completion.

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: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

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:

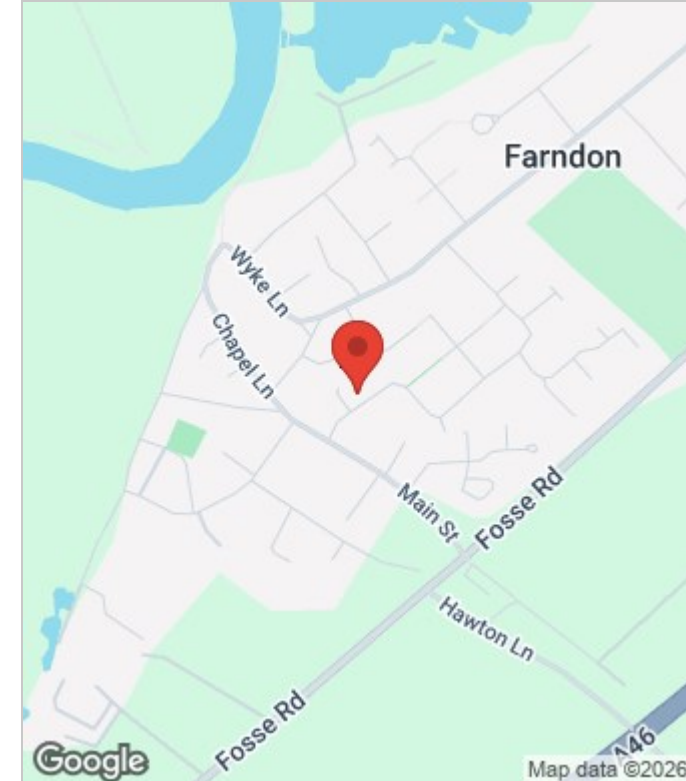
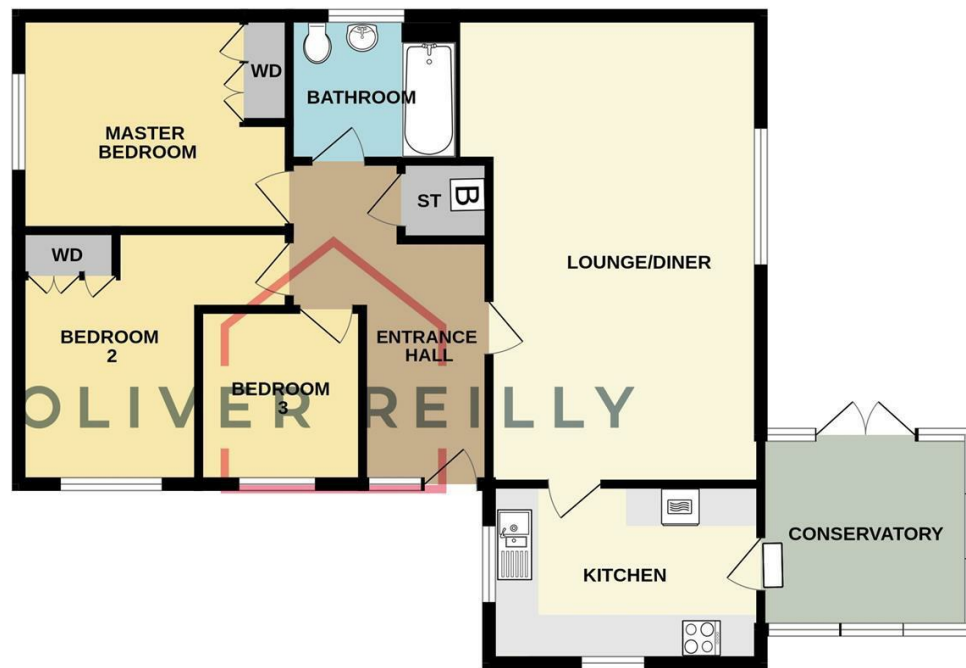
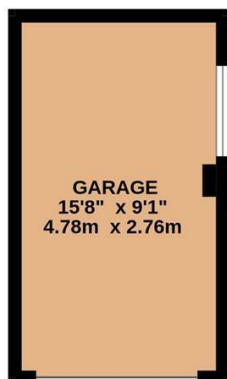
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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