



Goldstraw Lane, Fernwood, Newark

3 2 1 tbc





Goldstraw Lane, Fernwood, Newark

- SPACIOUS THREE STOREY END TERRACE HOME
- POPULAR & CONVENIENT LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- DETACHED SINGLE GARAGE & OFF-STREET PARKING
- EASE OF ACCESS ONTO A1 & A46
- THREE EXCELLENT SIZED BEDROOMS
- GENEROUS LIVING ROOM & DINING KITCHEN
- SECOND FLOOR EN-SUITE WITH FITTED WARDROBES
- WELL-APPOINTED LOW-MAINTENANCE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £200,000- £210,000. READY TO MOVE IN AND MAKE IT YOURS!

This tremendous end-terrace home is situated in a highly sought-after and convenient residential location, close to amenities, schools and main road links.

Hosting an impressive three-storey design that promotes a superb range of living flexibility, ready and waiting for you to cosmetically enhance and INJECT YOUR OWN PERSONALITY.

The copious accommodation is set over three floors, comprising: Entrance hall, a ground floor W.C, a well-appointed dining kitchen and a LARGE LOUNGE/DINER with French doors out to a low-maintenance garden.

The first floor hosts TWO DOUBLE BEDROOMS, a three-piece family bathroom and a study area, prior to an additional staircase up the COPIOUS MASTER BEDROOM. Enhanced by EXTENSIVE FITED WARDROBES and an EN-SUITE SHOWER ROOM.

Externally, minimal maintenance and maximum enjoyment awaits... Promoting a fully enclosed hard-landscaped garden, which maintains a wonderful external escape, to relax and unwind. This leads out to a PARKING SPACE & DETACHED SINGLE GARAGE.

Additional benefits of this BRILLIANT BLANK CANVAS include uPVC double glazing and gas central heating.

Showcasing SPACE TO GROW & ROOM TO RELAX! This great opportunity is one NOT TO BE MISSED! Marketed with NO ONWARD CHAIN!!!

Guide Price £200,000 - £210,000



ENTRANCE HALL:	11'5 x 3'10 (3.48m x 1.17m)
GROUND FLOOR W.C:	7'1 x 2'7 (2.16m x 0.79m)
KITCHEN/DINER:	11'5 x 8'5 (3.48m x 2.57m)
LARGE LIVING ROOM: Max measurements provided.	16'2 x 15'4 (4.93m x 4.67m)
FIRST FLOOR LANDING:	11'3 x 2'10 (3.43m x 0.86m)
BEDROOM TWO: Max measurements provided.	16'2 x 8'9 (4.93m x 2.67m)
BEDROOM THREE:	11'5 x 8'6 (3.48m x 2.59m)
FAMILY BATHROOM:	8'8 x 6'9 (2.64m x 2.06m)
STUDY AREA:	6'6 x 4'3 (1.98m x 1.30m)
SECOND FLOOR MASTER BEDROOM: Max measurements provided.	16'2 x 14'9 (4.93m x 4.50m)
EN-SUITE SHOWER ROOM: Max measurements provided.	9'5 x 5'3 (2.87m x 1.60m)
DETACHED SINGLE GARAGE:	

Of brick built construction with a pitched tiled roof. Accessed via a manual up/ over garage door.

EXTERNALLY:

This spacious and modern three-storey home is set in the heart of a highly popular location. Cleverly connected to amenities, schools and main road links. The front aspect provides a small paved pathway up to the entrance door, with external wall light and storm canopy above. The frontage is slate shingled, with access to the concealed gas meter. The right side aspect has a paved pathway, with gravelled borders, up to a secure timber personal gate, opening through to the WELL-APPOINTED LOW-MAINTENANCE GARDEN. Extensively paved with a slate shingled seating/ planting area. There is an outside tap, fully fenced side/ rear boundaries and a left sided personal gate. Opening onto a paved pathway, down to the DETACHED SINGLE GARAGE with tarmac parking space in front.





Approximate Size: 1,200 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 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.

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:

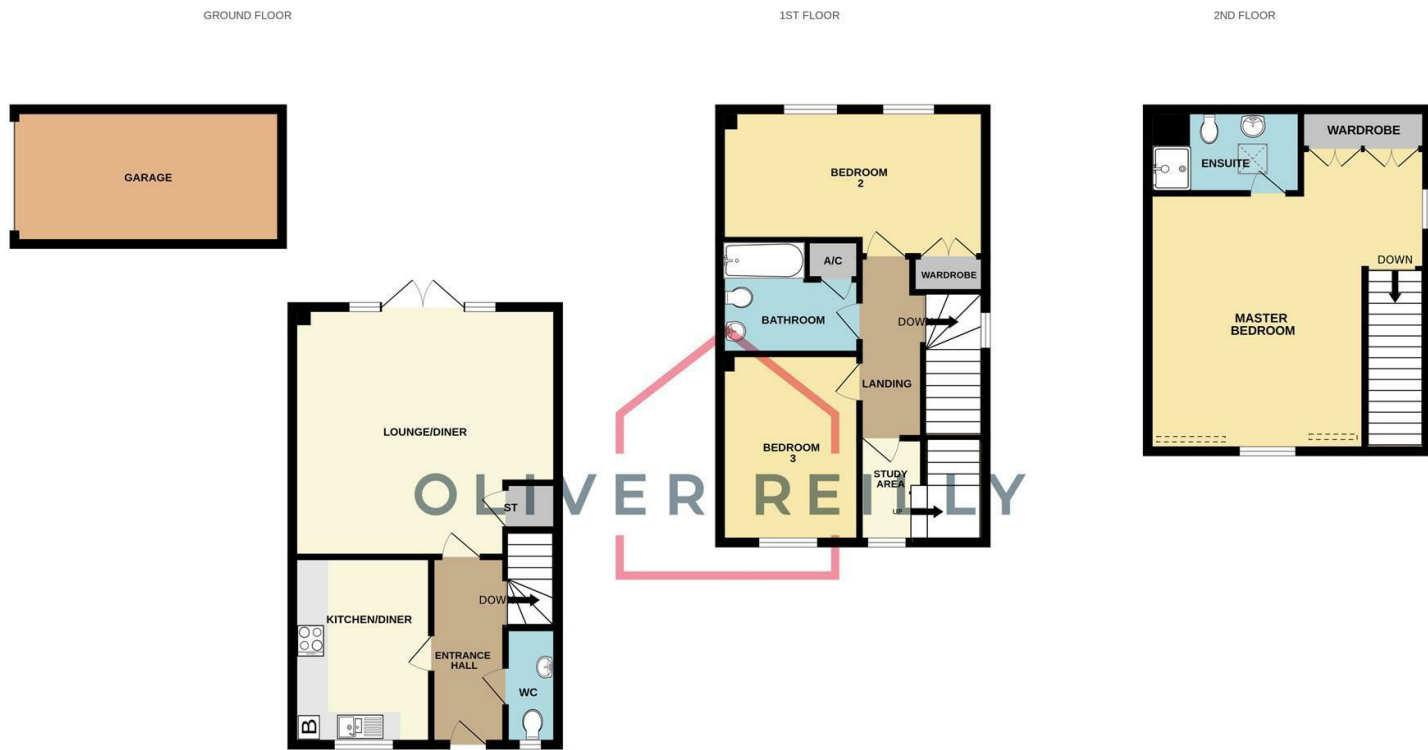
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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	