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## 35 Hunters Road, Fernwood, Nottinghamshire NG24 3WB

\* 50% SHARED OWNERSHIP \* A two bedroom end terrace situated in a cul de sac location off Hunters Road. The property has been very well maintained and decorated throughout. Benefitting from gas fired central heating a UPVC double glazing. The property is owned on a shared ownership basis with 50% share being offered for sale. E.P.C rating C.

## Guide Price £70,000

- 50% Shared Ownership
- End Terrace
- Central Heating



## Property Description

### Entrance Hallway

Having laminated flooring. Stairs rise to the first floor. Radiator. Doors off to:-

### Cloakroom

5'00" x 2'09" Fitted with a white suite comprising low suite WC and pedestal wash hand basin. Wall mounted vanity unit with mirrored front. Radiator.

### Kitchen

9'09" x 6'07" Fitted with a range of wall and base units surmounted by a working surface and inset with a stainless steel one and a half bowl sink and drainer. Integrated appliances include dish washer,

cooker with extractor above and fridge. The wall mounted boiler serving the gas fired central heating system is nicely concealed within a wall unit. Window to the front elevation.

### Living/Dining Room

14'03" x 13'06" max Double doors with side glazed panels open to the rear garden. Two radiators. Television and telephone point. Under stairs cupboard with lighting, plumbing and electric supply for a washing machine.

### First Floor Landing

Access to the loft. Doors off to:-

### Bedroom One

13'07" x 9'02" Having two windows to the rear elevation. Radiator. Television aerial point.

### Bedroom Two

13'07" x 8'06" Having two windows to the front elevation. Radiator.

### Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, low suite WC and pedestal wash hand basin. Tall wall mounted storage unit with mirrored front. Shave mirror with light and electric shave point. Radiator.

## Garden

There are gardens to both the front and rear of the property. To the front the garden is mainly laid to lawn with a pathway leading to front entrance door. A side pathway gives access to the rear garden. To the rear the fully enclosed garden is mainly laid to lawn with a paved patio. Included in the sale is the garden shed. There is one allocated car parking space adjacent to the property.

## Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

## Tenure

Leasehold, part of freehold. The monthly charge is approximately £181 pcm.

## Local Authority

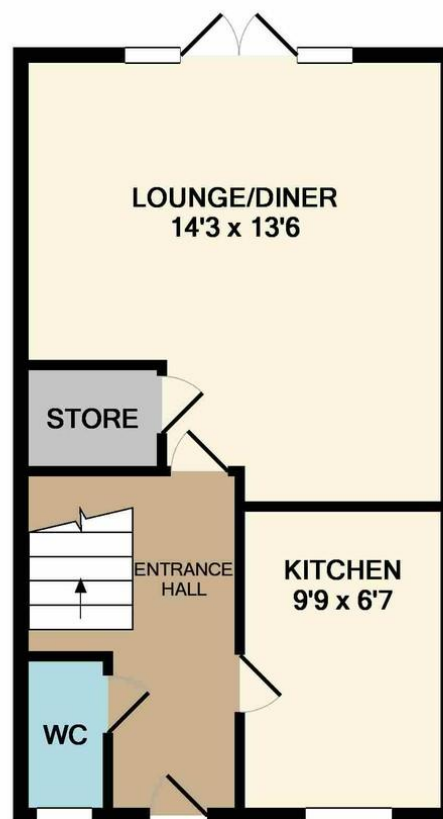
Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire.

## Viewing Information

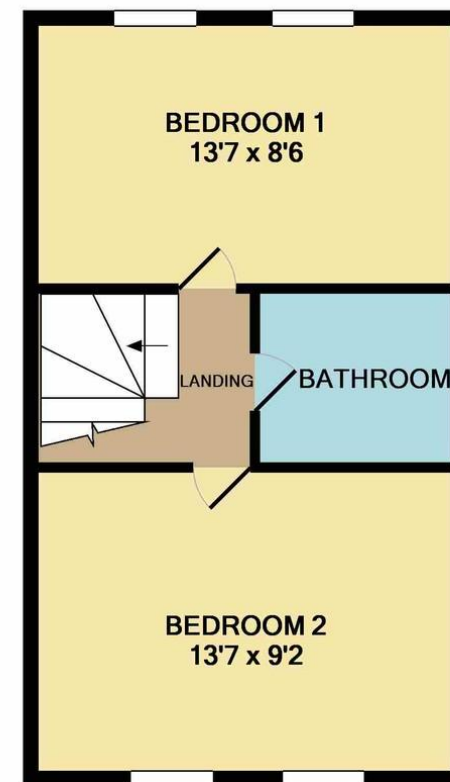
By appointment with the agents office at Newark.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROUND FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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