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6 Old School Court, Farnsfield, Newark, Nottinghamshire, NG22 8UT

Guide Price £220,000



Property Description

Exceptionally well maintained end town house built in 2007 and located in the heart of the popular village of Farnsfield. Spacious accommodation includes entrance hall, cloakroom, lounge, kitchen/breakfast room, three bedrooms and bathroom. Outside parking and garage located to the rear with lawned garden to the front, side and rear. EPC Rating B.

ENTRANCE HALL

Side entrance door, tiled floor and stairs off leading to first floor landing

CLOAKROOM

Low level wc, wash hand basin, half tiled surround, tiled floor, radiator

LOUNGE

14'10" x 13'0" Karndean flooring, corner gas burner, TV & BT point, radiator, door to rear garden with glazed side panels

KITCHEN/BREAKFAST ROOM

13'0" x 9'4" Having a range of wall and floor mounted units, roll top worksurfaces, splash tiled surround, Integrated Neff dishwasher, Neff gas hob with extractor over, Neff oven and grill, ceiling spotlights and worksurface lighting, radiator, stainless steel single drainer sink unit, tiled floor, concealed Worcester combi boiler



PANTRY

Located in the corner of the kitchen

FIRST FLOOR LANDING

Radiator, airing cupboard, loft access

MASTER BEDROOM

11'0" x 9'4" Having two double wardrobes, radiator, windows to the front elevation

BEDROOM TWO

9'1" x 6'5" Window to the rear elevation, radiator

BEDROOM THREE

11'1" x 6'1" Window to the rear elevation, radiator

BATHROOM

7'8" x 5'6" Suite comprising panelled bath with shower over, low flush wc, wash hand basin, fully tiled surround, radiator, window to side elevation

OUTSIDE

The property benefits from allocated parking to the rear and a garage with up and over door, rear courtesy door and eaves storage. Private gardens to the front, side and rear, mainly laid to lawn with mature flower and shrub beds, rear gated access.

LOCAL AUTHORITY

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Tel 01636 650000

Council Tax Band B



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.

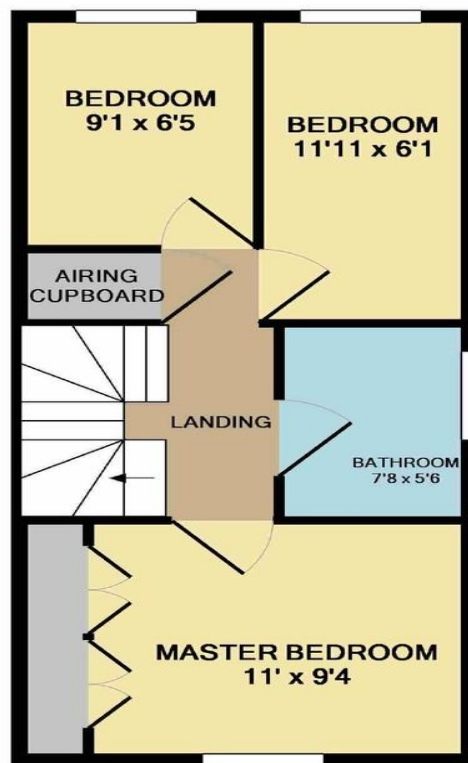
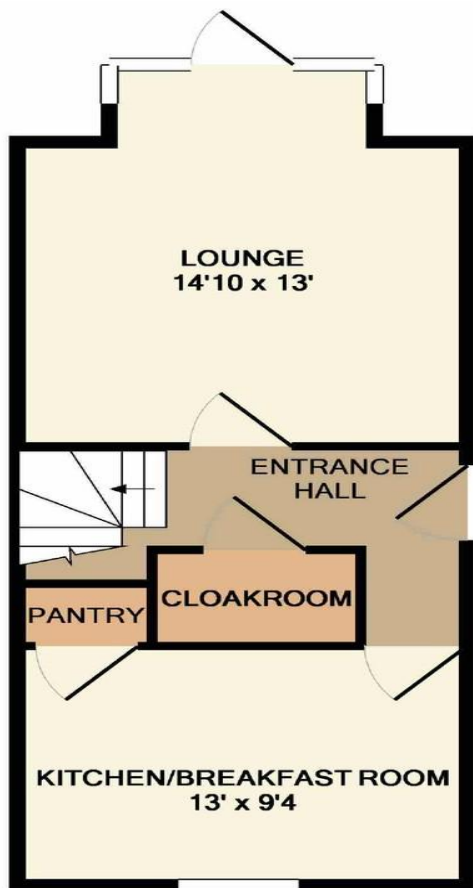
TENURE

Freehold with vacant possession.

VIEWING

By appointment with the agents office at Southwell on 01636 813971 or email us at sales@amorrison.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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