



Farndon Road, Newark NG24 4SE

welcome to

Farndon Road, Newark

****NO CHAIN**** A detached 1920's bungalow with open-plan kitchen dining space, lounge, three bedrooms and family bathroom, enclosed rear garden and driveway parking, situated in a popular location within walking distance to Newark town centre proving a range of local amenities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having a radiator and uPVC door to the side.

W C / Cloakroom

Fitted with a wash hand basin and WC.

Kitchen/Diner/Living Room

The kitchen offers a range of wall and base units with centre island, integrated fridge/freezer, dishwasher, electric oven, induction hob and microwave. To the living space there are two anthracite panel radiators, fantastic high ceilings and bi-fold doors to the garden.

Bedroom One

Bedroom one offers a splayed bay featuring three double glazed windows with views to the garden and patio area. There is another double glazed partially frosted window to the side. Bedroom one is the extended part of the bungalow which has a fully insulated roof and infrared heating.

Bedroom Two

Bedroom two offers two storage cupboards, double glazed window to the front and vertical panel anthracite radiator.

Bedroom Three

Bedroom three offers a double glazed window to the front.





Bathroom

A modern newly fitted family bathroom benefiting from a low level WC, Wash hand basin with cabinet, freestanding double ended back to wall bath with wall mounted bath taps and separate shower cubicle with mermaid board. There is plumbing for washing machine and a partially frosted double glazed window to the side.

Outside Front

To the front of the property there is a lawned area, alongside a concrete driveway providing ample off-street parking,

Rear Garden

The rear garden is fully enclosed with timber fencing and complete with a patio area and side gate to the driveway.



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Farndon Road, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED 1920'S BUNGALOW
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
NWK106836 - 0007

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