

Digby Avenue, Fernwood

Offers Over £240,000

NEWTON FALLOWELL

Digby Avenue

Fernwood, Newark

MARKETED WITH NO CHAIN Presented to a wonderful standard throughout, this impressive semi-detached town house offers versatile and well-appointed accommodation arranged across three floors. A particularly attractive feature is the dual-aspect design of most rooms, allowing natural light to flood the interior and creating a wonderfully bright and airy feel throughout. Further enhanced by a landscaped garden, side driveway and electric vehicle charging point, this is a superb home ready for its next owners to move straight into.

The accommodation begins with an inviting entrance hallway leading to a useful cloakroom/WC, a spacious dual-aspect sitting/dining room and a magnificent dual-aspect breakfast kitchen, forming the true heart of the home. The kitchen is fitted with a central island incorporating a breakfast bar, alongside a range of integrated appliances including a four-ring gas hob, electric oven, fridge/freezer and dishwasher. The first floor provides a family bathroom, a further dual-aspect reception room which could equally serve as a generous double bedroom, and an additional double bedroom, offering excellent flexibility to suit a variety of lifestyles. The second floor hosts a further double bedroom alongside the impressive dual-aspect main bedroom suite, complete with an en-suite shower room. A connecting door between the en-suite and landing provides additional convenience and flexibility.

Externally, a tarmac driveway provides off-road parking to the side of the property, complete with an electric vehicle charging point. The main garden has been tastefully landscaped to create an attractive and low-maintenance outdoor space, featuring a generous paved entertaining area, a pathway leading towards the parking area and a further lawned section. Further benefits include gas central heating, UPVC double glazing and the reassurance of an NHBC warranty, making this a fantastic opportunity to acquire a bright, spacious and versatile modern home, offered to the market with NO ONWARD CHAIN.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B









Entrance Hall
13' 4" x 5' 0" (4.06m x 1.52m)
maximum measurements

Ground Floor WC
5' 2" x 2' 11" (1.57m x 0.89m)

Sitting/Dining Room
12' 7" x 12' 2" (3.83m x 3.71m)
maximum measurements

Breakfast Kitchen
12' 7" x 11' 8" (3.83m x 3.56m)

First Floor Landing
8' 0" x 7' 6" (2.44m x 2.29m)

Lounge/Bedroom Four
12' 7" x 11' 8" (3.83m x 3.56m)

Bedroom Two
12' 7" x 10' 9" (3.83m x 3.28m)
maximum measurements

Second Floor Landing
9' 11" x 5' 6" (3.02m x 1.68m)
maximum measurements

Bedroom One
15' 9" x 12' 7" (4.80m x 3.83m)
maximum measurements

Ensuite Shower Room
7' 6" x 5' 1" (2.29m x 1.55m)
maximum measurements

Bedroom Three
12' 7" x 9' 2" (3.83m x 2.79m)
maximum measurements

Agent's Note - Third Party Sale

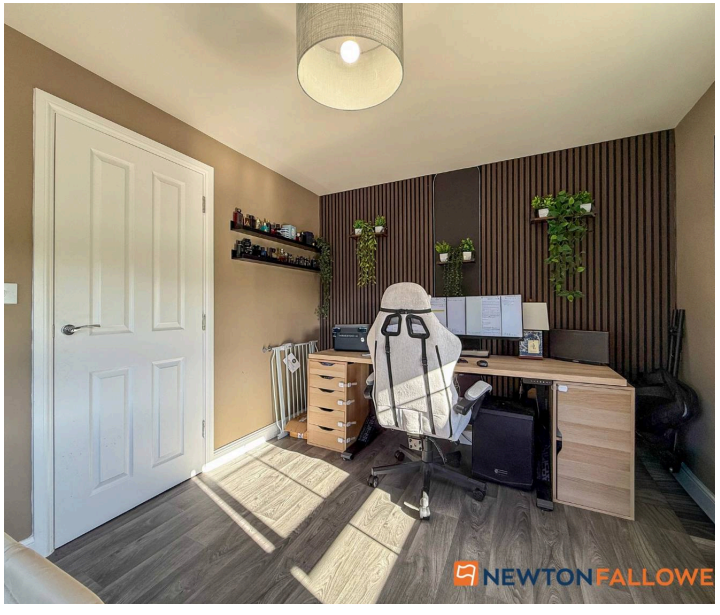
We have been instructed to sell the property by a third party, who have no knowledge of the material facts relating to the external or internal components along with any further relevant information regarding this property. Due to this we have been unable to gather information on our Property Information Questionnaire.

Services

Mains gas, electricity, water and drainage are connected.









Square Footage

The square footage for this property is approximately 1,132 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

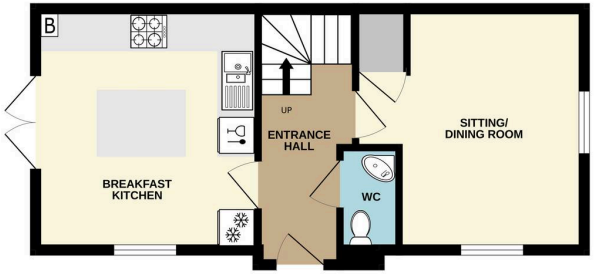
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



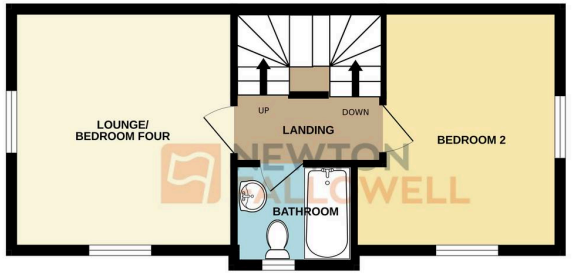




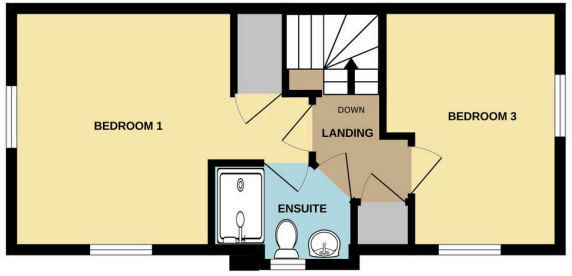
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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