

**FOR
SALE**



Fern Bank Avenue, Walesby, Newark, Nottinghamshire NG22 9LZ

£150,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Discover the charm of this delightful two-bedroom, one-bathroom semi-detached bungalow nestled on a corner plot in the peaceful village of Walesby. Boasting a bright and airy living room, a private driveway, and a detached single garage, this property offers the perfect blend of comfort and convenience. With gas central heating throughout, the home promises warmth and coziness all year round, making it an ideal choice for those seeking a serene yet well-connected residence.

POINTS OF INTEREST

- Semi Detached Bungalow
- Bright and Airy Living Room
- Two Bedrooms
- Gas Central Heating
- Private Driveway
- Detached Single Garage
- Corner Plot Position



Kitchen

10' 1" x 7' 1" (3.07m x 2.16m) Fitted with wall and base units, roll top work surfaces with inset stainless steel sink, drainer, hot and cold taps. Space and plumbing for washing machine, under counter fridge and freezer. Laminate flooring, uPVC windows to the side aspect and uPVC door to the side.

Living Room

17' 8" x 10' 10" (5.38m x 3.30m) UPVC bay window to front aspect, carpet flooring, decorative brick fireplace with electric fire, radiator and wall and ceiling lights.

Entrance

2' 11" x 4' 7" (0.89m x 1.40m) Entre through uPVC door into front entrance, laminate flooring, with access to kitchen and living room.

Bedroom One

11' 9" x 8' 2" (3.58m x 2.49m) With carpet flooring, radiator and uPVC window to the rear.

Bedroom Two

8' 9" x 9' 11" (2.67m x 3.02m) With carpet flooring, radiator and french doors to the rear.

Bathroom

6' 5" x 7' 1" (1.96m x 2.16m) Three piece suite consisting of pedestal sink, low flush w/c and bath. Radiator, ceiling light, obscure window to side aspect and storage cupboard which houses the gas combi boiler.

Inner Hall

2' 5" x 2' 3" (0.74m x 0.69m) Carpet flooring and doors to the lounge, bedrooms, bathroom and loft access.

External

Garden to the front of the property is mainly laid to lawn with some established shrubs.

Low maintenance side garden which is mainly laid with gravel and surrounded with established trees and shrubs.

Private driveway leading to single detached garage.

Low maintenance rear garden with patio areas and brick built garden shed.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £2,102.41

Parking Types: Driveway. Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Lateral living.

Building Safety

none known

Mobile Signal

4G great data and voice

Construction Type

Brick

Existing Planning Permission

no

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



