



Fosse Road  
Farndon  
Newark  
Nottinghamshire  
NG24 3SE

Offers in Excess of £479,000

bettermove 

# Fosse Road Newark

Bettermove are delighted to welcome to the market this charming three bedroom detached bungalow in Farndon, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a garage and tree lined driveway providing off road parking for several vehicles. The council tax band is E.

The interior of this beautifully presented property comprises a dual aspect lounge, dining room, fitted kitchen/diner, utility room, bedroom and family bathroom on the ground floor. The first floor consists of two further bedrooms with an en suite bathroom to the master. The exterior boasts a garden to the front with lawn and enclosed rear garden with decking, perfect for enjoying the summer months.

Situated on a private road shared with one other property in sought after Farndon, the property is close to a number of local amenities, including shops, supermarkets, pubs and restaurants. Excellent transport connections can be found from the A46, A1, Newark Castle and Newark Northgate rail stations.

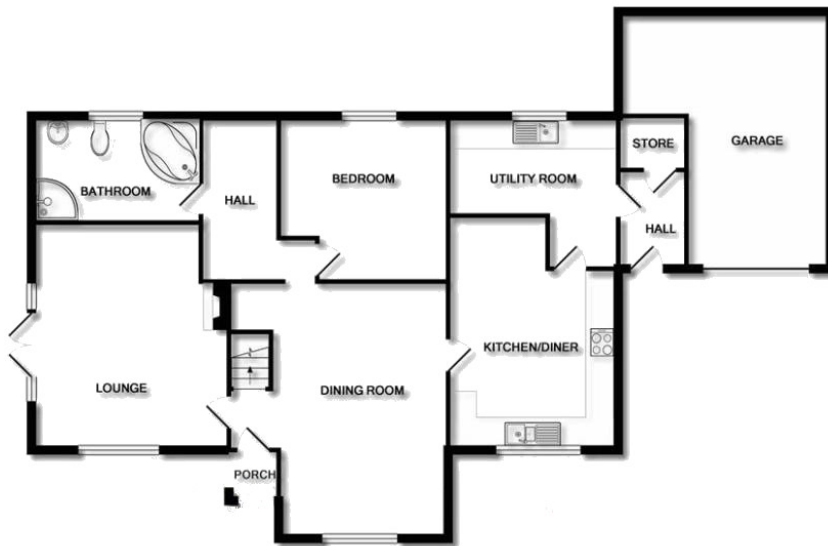
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

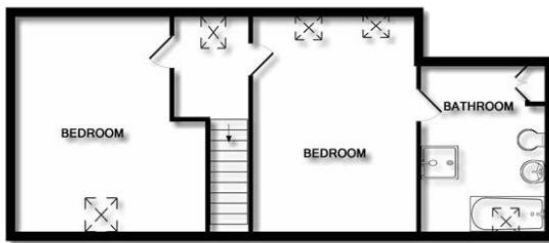
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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