

**FOR SALE**



**Primrose Avenue, Farndon**

**3 Bedrooms, 2 Bathroom, Detached House**

**Asking Price Of £260,000**

  
**MARTIN&CO**



DESCRIPTION Martin & Co are delighted to market this three bedroom detached property located in Farndon. The property briefly comprises of kitchen, two reception rooms and cloakroom. Upstairs there are three good sized bedrooms including a master with ensuite and a further family bedroom. The property further benefits from a double garage and a fully enclosed rear garden backing onto fields providing added privacy.

Farndon is located two miles from the historic market town of Newark-on-Trent and offers a range of local amenities including pubs and restaurants. There is a Village Shop, Post Office, Hairdressers, Nursery and St Peter's Cross Keys CofE Academy Primary School rated Good by Ofsted. Farndon offers excellent transports links including the A1 & A46, while Newark Northgate Station offers a direct line to London Kings Cross.

Council Tax Band C

ENTRANCE HALL Upvc front door, window, carpet, radiator, stairs to first floor.

KITCHEN 13' 5" x 8' 5" (4.099m x 2.588m) Fitted wall and base units, tiled floor, part tiled walls, radiator, electric oven, gas hob, upvc door, upvc double glazed window.

DINING ROOM 10' 1" x 9' 2" (3.098m x 2.795m) Large double glazed window to front aspect, carpet, radiator.

- No Chain
- Three Bedrooms
- Private Garden
- Double Garage
- Two Reception Rooms
- Fitted Kitchen
- Riverside Village Location

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



**LOUNGE** 11' 0" x 18' 8" (3.374m x 5.704m) Maximum Measurements Two radiators, carpet, double glazed window, upvc patio doors onto garden.

**CLOAKROOM** 2' 9" x 5' 8" (0.851m x 1.732m) Toilet, hand basin, radiator, tiled floor, double glazed window.

**STAIRS/LANDING** Carpet, radiator, double glazed window, store.

**BEDROOM ONE** 13' 6" x 11' 10" (4.128m x 3.607m) Carpet, radiator, double window to front aspect, built in wardrobe, access to loft.

**ENSUITE** 6' 1" x 5' 9" (1.878m x 1.762m) Shower cubicle, sink, toilet, radiator, tiled floor, oval window.

**BEDROOM TWO** Carpet, radiator, double glazed window.

**BEDROOM THREE** Carpet, radiator, double glazed window onto rear aspect.

**BATHROOM** 7' 2" x 5' 11" (2.194m x 1.827m) Bath with shower over, radiator, toilet, sink, part tiled walls, frosted double glazed windows.

**OUTSIDE** Outside there is a driveway for two vehicles

which also hosts a double garage. There is a fully enclosed rear garden mainly laid to lawn with patio area.

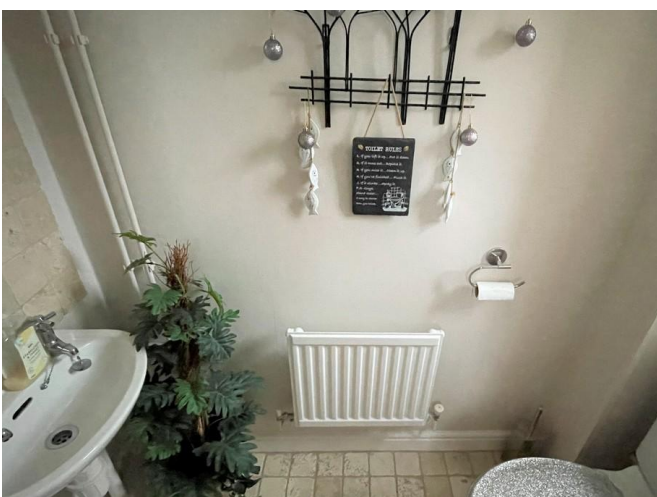
**AGENTS NOTES** These are draft particulars awaiting the vendors approval therefore could be subject to change and should not be fully relied upon at this time.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

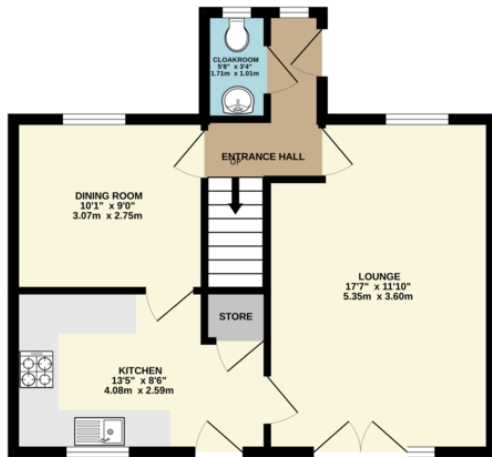
All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error.

**Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order

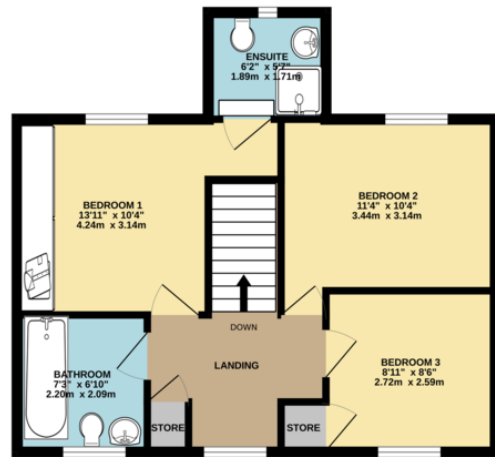
Council Tax Band C



GROUND FLOOR



1ST 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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## Martin & Co Newark

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.