



Jonathan Fitzpatrick
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64 Main Street Farnsfield NG22 8EF

Thinking of moving? **Think JF.**



2 The Cottages Tippings Lane Farnsfield NG22 8EP



An affordable 1 double bedroom terrace cottage with south facing rear garden and lounge with fireplace and wood burner. The property has been recently updated by the current owner and includes newly installed gas central heating throughout. Accommodation comprises kitchen, under stairs storage, lounge dining room with patio doors to the rear garden, first floor double bedroom with built in wardrobes and cupboards, and three piece bathroom suite. The property is located within a short walking distance to all village shops and amenities and is priced to appeal to first time or investment buyers.



Farnsfield is a vibrant village with numerous independent shops and amenities including St Michaels primary school, the Southwell Trail nature reserve and beautiful countryside walks all within convenient walking distance away.

Early viewing strongly advised.

All main services /gas central heating / double glazing /Council Tax Band A

£159,950 Freehold

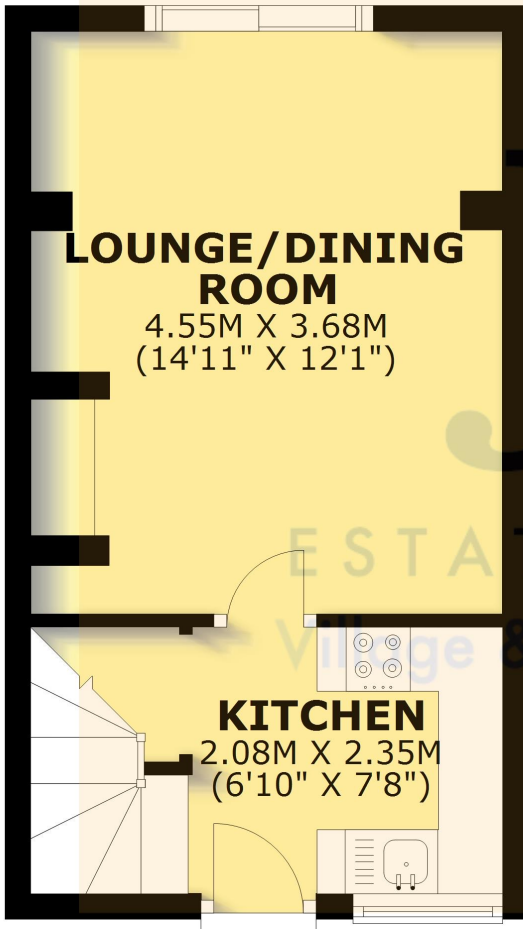
Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes.

Tel: **01623 392676** / email mail@jfea.co.uk



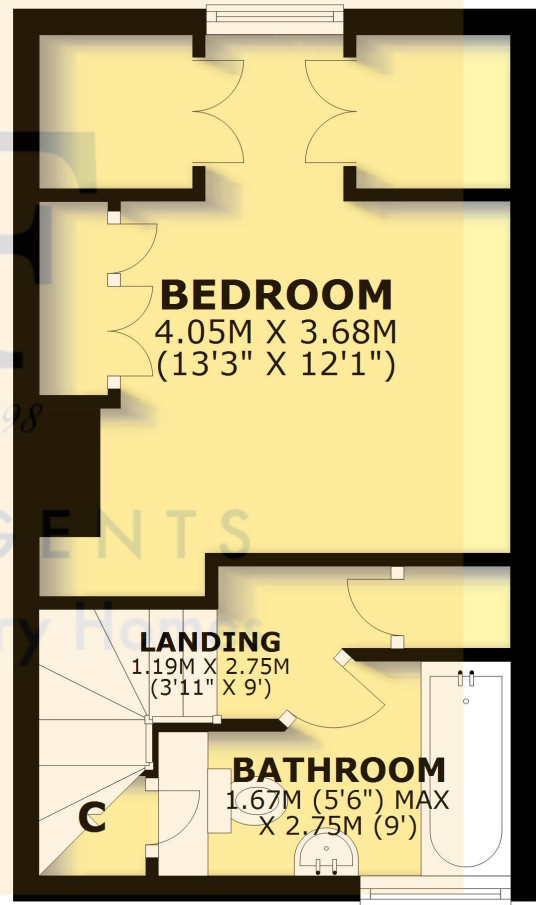
GROUND FLOOR

APPROX. 24.8 SQ. METRES (266.6 SQ. FEET)



FIRST FLOOR

APPROX. 24.2 SQ. METRES (260.0 SQ. FEET)



TOTAL AREA: APPROX. 48.9 SQ. METRES (526.6 SQ. FEET)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	37	40	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC