



Branston Avenue | Farnsfield | Newark | NG22 8JZ

£249,950

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Newark | NG22 8JZ
£249,950

NO ONWARD CHAIN. A competitively priced 3 bedroom chalet style detached bungalow situated in a popular location close to St Michaels primary school, and within convenient distance to Farnsfield village shops and amenities. The property offers great potential to improve and add value and offers a versatile layout which includes both ground floor and first floor bedrooms. In addition there is also off road parking and an extended TANDEM garage. Viewings available from Tuesday 31st January.

- 3 bedroom detached chalet bungalow
- Ground master bedroom plus two first floor bedrooms
- Ground floor wet room/wc
- Driveway parking
- Competitively priced
- Tandem garage plus driveway parking
- Breakfast kitchen
- Attractive and secluded rear garden
- Chain free
- Interested parties must be in strong buying positions

ENTRANCE HALL :
14'2" x 5'2" (4.32 x 1.57)

LOUNGE:
13'11" x 12'0" (4.24 x 3.66)

DINING ROOM :
10'11" x 10'10" (3.33 x 3.3)

**GROUND FLOOR
BEDROOM:**
11'11" x 10'10" (3.63 x 3.3)

WET ROOM:
7'9" x 5'10" (2.36 x 1.78)

**KITCHEN/BREAKFAST
ROOM :**
12'8" x 10'10" (3.86 x 3.3)

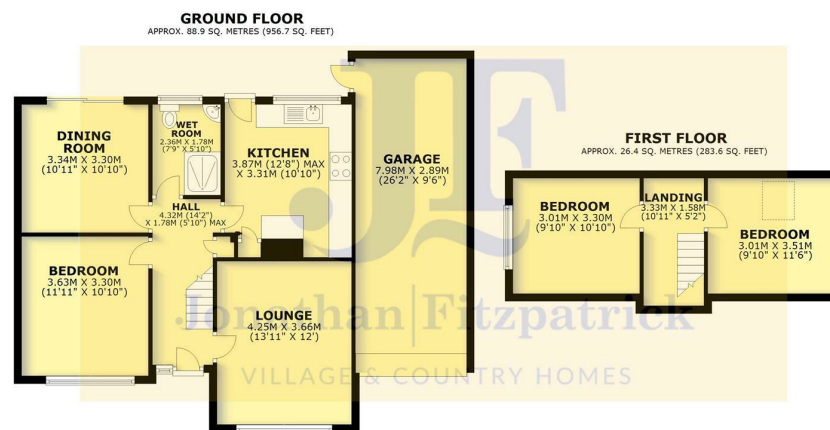
**FIRST FLOOR
LANDING:**
10'11" x 5'2" (3.33 x 1.57)

BEDROOM 2:
9'10" x 10'10" (3 x 3.3)

BEDROOM 3:
9'10" x 11'6" (3 x 3.51)

**REAR GARDEN:
TANDEM GARAGE:**
26'2" x 9'6" (7.98 x 2.9)

COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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