



**Jonathan Fitzpatrick**  
VILLAGE & COUNTRY HOMES

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64 Main Street Farnsfield NG22 8EF



**15 Abbott Crescent Farnsfield NG22 8LL**



Offered to the market at an extremely competitive price to effect a quick sale, this 3 bedroom semi detached family home offers great potential to extend, update and add value. The property is presented in good order throughout and benefits from a large front and rear garden, modern kitchen and bathroom, gas central heating and double glazing.

*Interested parties should be in strong purchasing positions - sale conditions apply.*



Farnsfield is a thriving village with numerous independent shops, pubs and eateries with St. Michaels primary school, tennis club, Southwell Trail nature reserve and wonderful countryside walks all within easy walking distance. *Viewing strongly recommended.*

All main services.

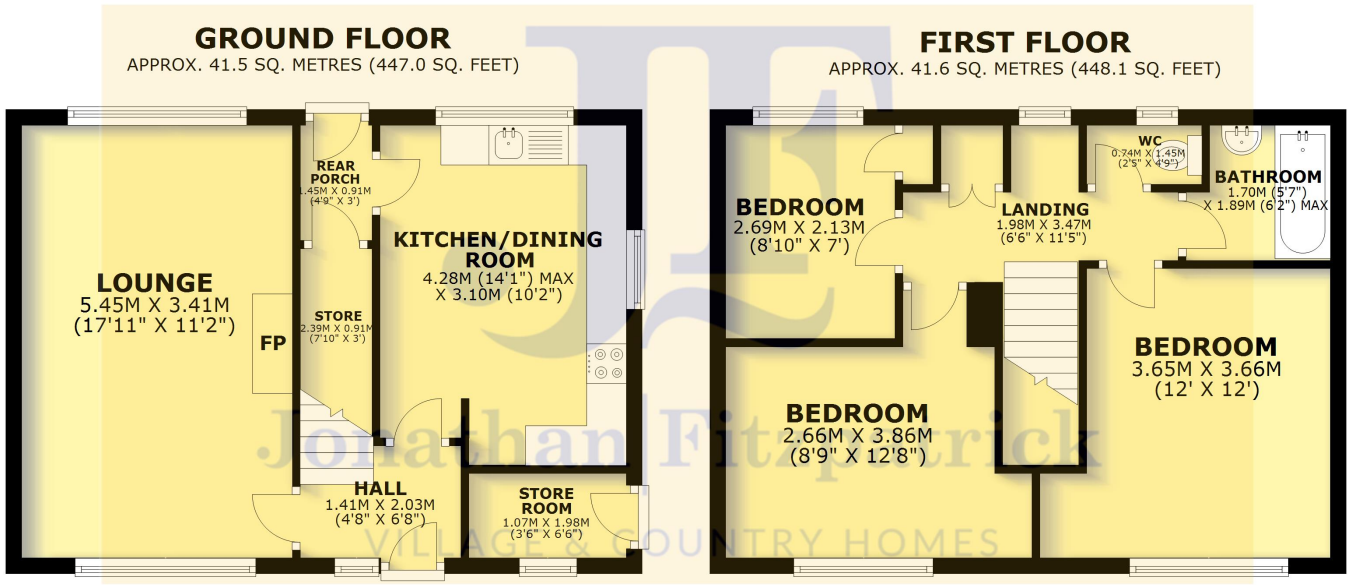
**Offers over £199,950 Freehold**

**Council Tax Band B**

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes







TOTAL AREA: APPROX. 83.2 SQ. METRES (895.1 SQ. FEET)

### Energy performance certificate (EPC)

15 Abbott Crescent Farnsfield NEWARK NG22 8LL	Energy rating <b>D</b>	Valid until: <b>15 November 2032</b> Certificate number: <b>9766-2906-9209-2682-6200</b>
Property type	Semi-detached house	
Total floor area	83 square metres	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements