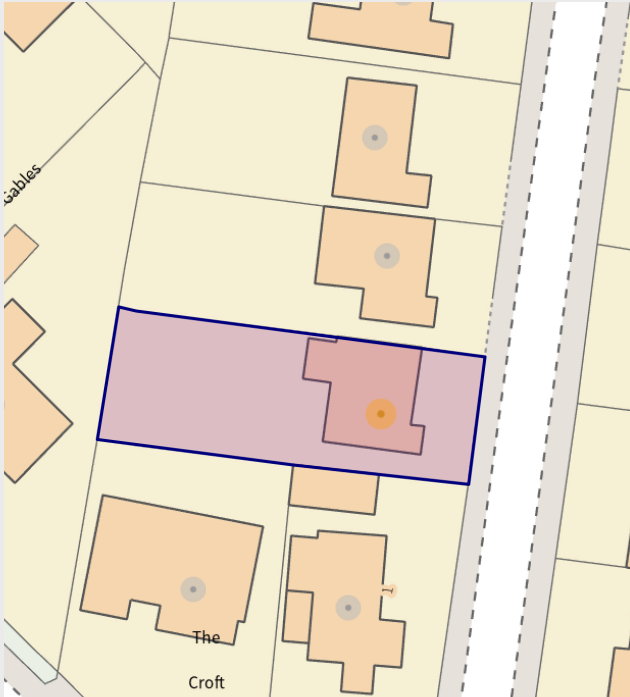




3 The Ridgeway Farnsfield NG22 8DG

Guide price: £325,000 - £335,000 Freehold



Overview

Detached family house
3 bedrooms
Family shower room
2 reception rooms
Garden room
Modern Kitchen
Utility
Downstairs w/c
Single garage
Driveway for 2 cars

Highlights

West facing rear garden
Plot size 0.09 acres
No onward chain
Short walk to shops, pubs,
primary school, and park
Potential to extend (stpp)
Double glazing
Gas central heating
renewed 2018
Re-wired in 2018

JF Notes

'A well presented and maintained family home situated close to all village amenities. There's also potential to extend to the side or rear, subject to planning consent. Ideal for young families, couples or downsizers - and at a competitive price too'.

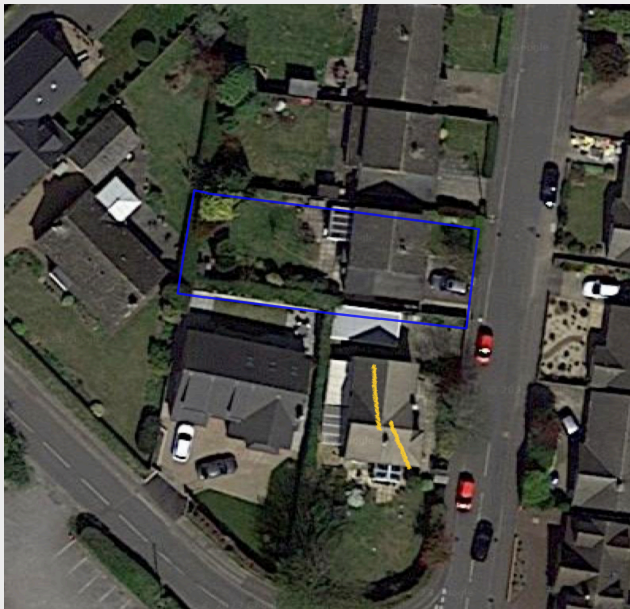
Sale Conditions

- Viewing by appointment only
- Offers to be submitted by 22/06
- 20 day survey/inspection period
- Completion target 31/08/23

Tel: 01623392676

email mail@jfea.co.uk

Jonathan Fitzpatrick Village &
Country Homes 64 Main Street
Farnsfield NG22 8EF

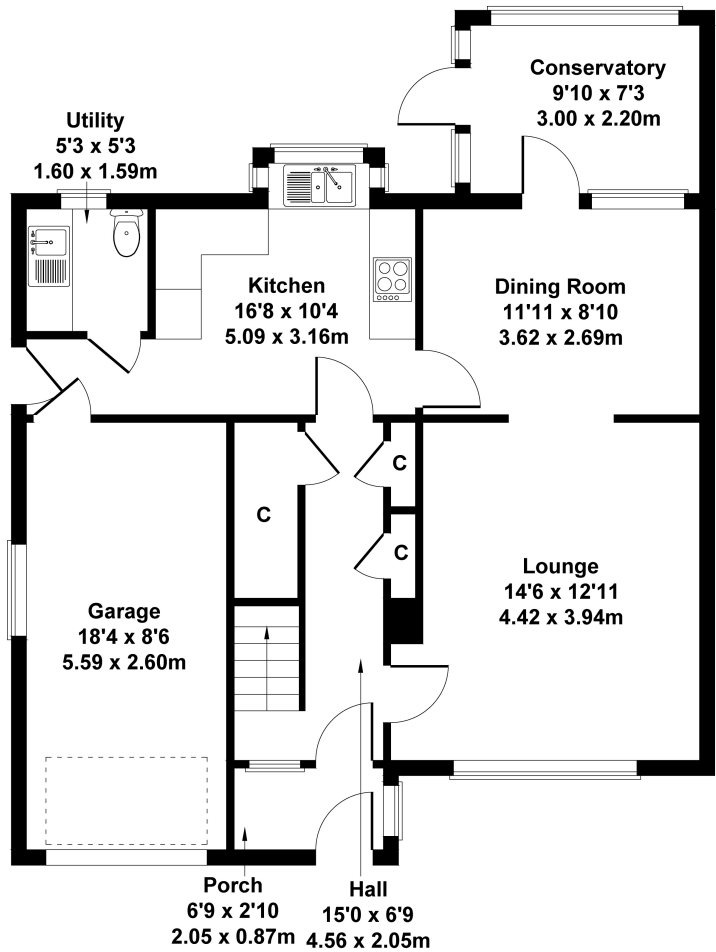




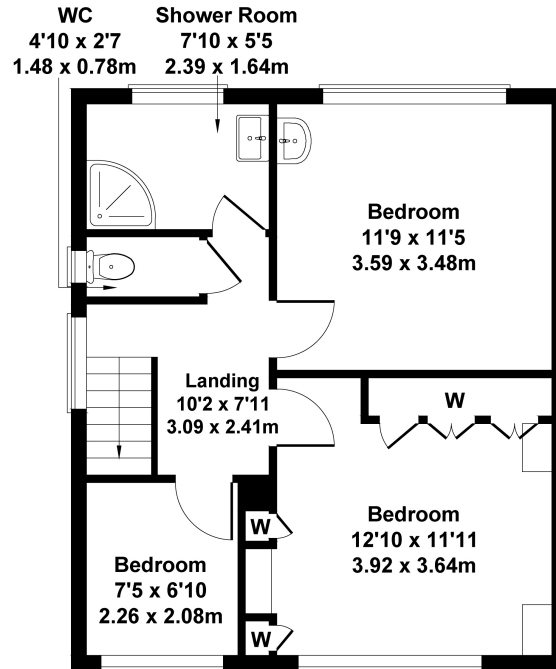


3 The Ridgeway, Farnsfield, Newark, NG22 8DG

Approximate Gross Internal Area
1302 sq ft - 121 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy performance certificate (EPC)

3, The Ridgeway Farnsfield NEWARK NG22 8DG	Energy rating	Valid until:	9 October 2023
	D	Certificate number:	8737-7920-1409-8440-6996



Council Tax Band C

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