



Richmond Broomfield Lane Farnsfield NG22 8LQ

**Offers over** £299,950 Freehold

**JF**

Jonathan|Fitzpatrick  
VILLAGE & COUNTRY HOMES



A substantial and rarely available elegant 4 bedroom, 2 reception room semi detached Edwardian house situated in a popular and convenient location close to village shops, primary school and the Southwell Trail nature reserve. The property is in need of updating throughout but offers great potential to personalise and add value, and this has been reflected in the realistic guide price. Other features of note include off road driveway parking, double glazing, gas central heating and a large mature rear garden. Interested parties should ideally be in strong purchasing positions and have suitable cash reserves for the required renovation.

Offers over £299,950 Freehold Council tax band D

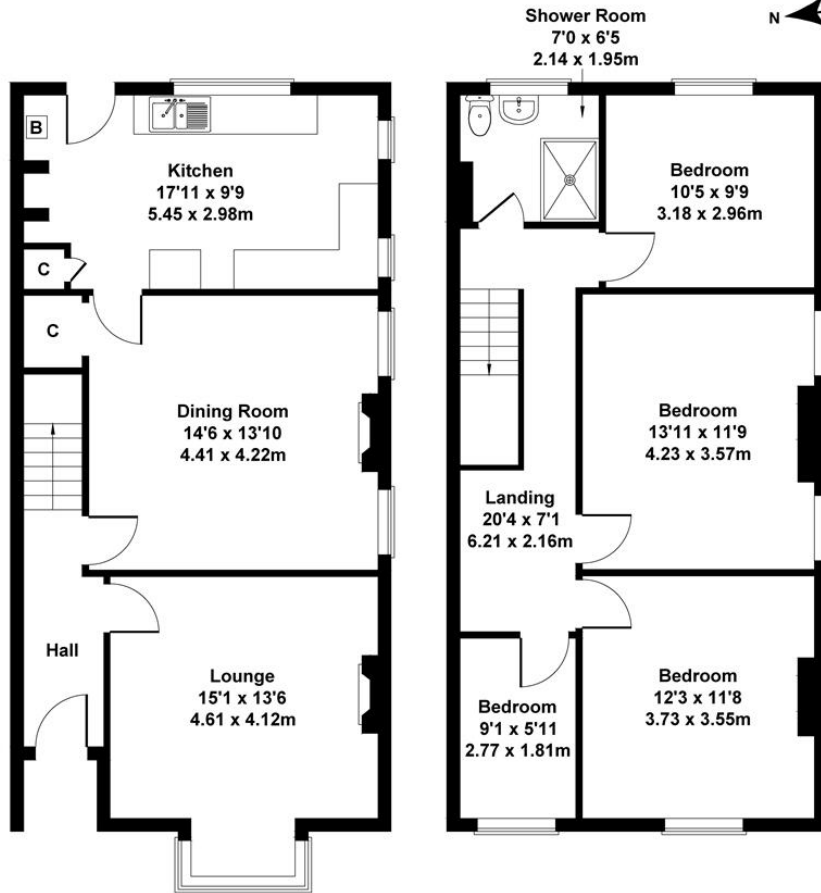
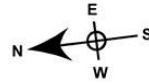
Tel: 01623 392676 for more details and to book your viewing appointment

Jonathan Fitzpatrick Village & Country Homes  
64 Main Street Farnsfield NG22 8FE  
[www.jfea.co.uk](http://www.jfea.co.uk)  
[mail@jfea.co.uk](mailto:mail@jfea.co.uk)



# Richmond, Broomfield Lane, Farnsfield, NG22 8LQ

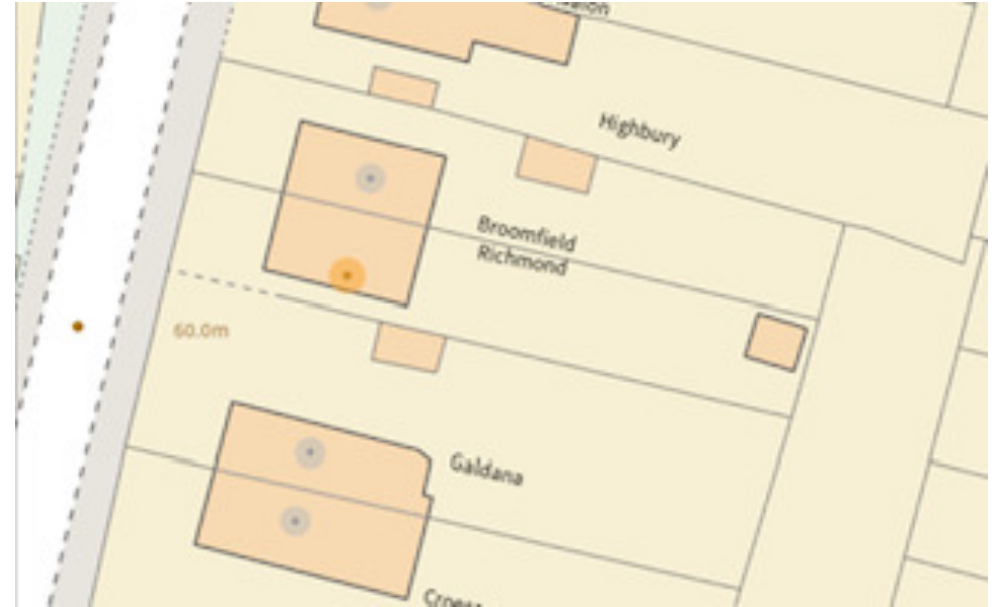
Approximate Gross Internal Area  
1302 sq ft - 121 sq m



GROUND FLOOR

FIRST FLOOR

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



## Energy performance certificate (EPC)

Richmond  
Broomfield Lane  
Farnsfield  
NEWARK  
NG22 8LQ

Energy rating

**D**

Valid until:

13 August 2033

Certificate number: 9191-3029-4208-1457-3200

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