



Branston Avenue | Farnsfield | Newark | NG22 8JZ

£285,000



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

**Branston Avenue | Farnsfield
Newark | NG22 8JZ
£285,000**

A most attractive 2 double bedroom semi detached bungalow situated on a good size plot with attractive landscaped front and rear gardens, within this quiet cul de sac off Branston Avenue. The property is offered for sale with immediate vacant possession and is presented in immaculate order throughout, although some cosmetic modernisation would be desirable. Other features of note include a spacious dining kitchen, re-fitted shower room and detached garage and driveway parking. Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, bakery, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve. Affordable bungalows in the village are rarely available therefore an immediate viewing appointment is strongly advised.

- Attractive 2 double bedroom semi detached bungalow in quiet cul de sac location
- Lounge with fireplace
- Re-fitted shower room
- Garage and driveway parking
- Close to village centre
- Offered for sale in immaculate order throughout with some cosmetic updates required
- Kitchen dining room
- Landscaped front and rear gardens
- No onward chain

Hall:
14'2" x 4'8" (4.34 x 1.43)

Shower Room:
7'10" x 5'10" (2.39 x 1.79)

Lounge:
13'11" x 11'11" (4.25 x 3.64)

Garage:
16'0" x 7'8" (4.90 x 2.36)

Kitchen / Dining Room:
12'11" x 11'10" (3.94 x 3.63)

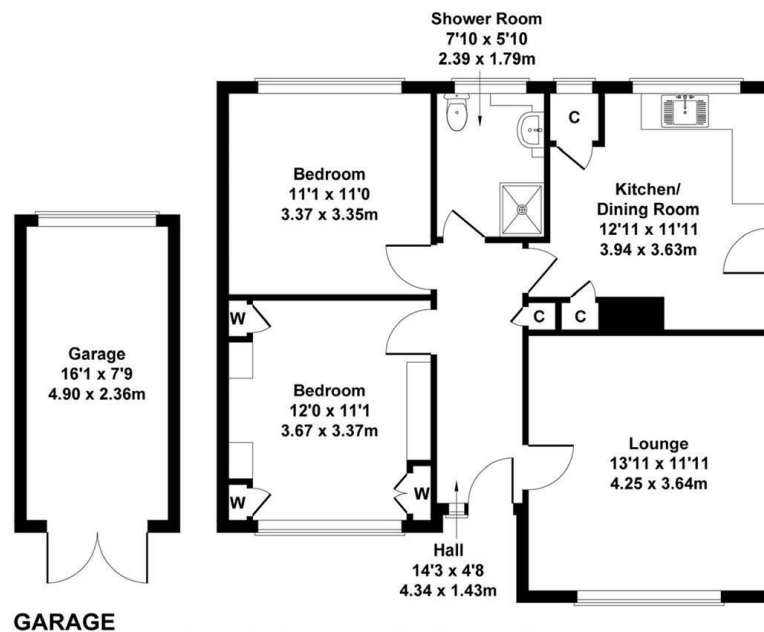
Bedroom 1:
12'0" x 11'0" (3.67 x 3.37)

Bedroom 2:
11'0" x 10'11" (3.37 x 3.35)



23 Branston Avenue, Farnsfield, NG22 8JZ

Approximate Gross Internal Area
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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