

JF

Jonathan|Fitzpatrick

VILLAGE & COUNTRY HOMES



9 Hawthorn Drive Farnsfield NG22 8FX £137,500 Leasehold



An exciting opportunity to purchase this attractive 2019 built 2 double bedroom semi detached house (with driveway parking) based on a 55% shared ownership scheme with Nottingham Community Housing Association*. The property offers spacious accommodation throughout and briefly comprises: entrance hall, downstairs cloakroom/wc, lounge, kitchen diner, two double bedrooms and bathroom with separate shower. Outside there is an attractive west facing rear garden, plus driveway parking to for 2 cars. The location is quiet and secluded and benefits from views to the front over adjoining fields. Interested parties must be in a proceedable buying position (eg first time buyers), and subject to approval by the housing association. Please speak to us for further details..

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, bakers, 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. St Michaels primary school is highly regarded and the village is also within catchment for Minster secondary school in Southwell

***Important note. A monthly rental of approximately £226 per calendar month is payable to the housing association for their 45% share.**

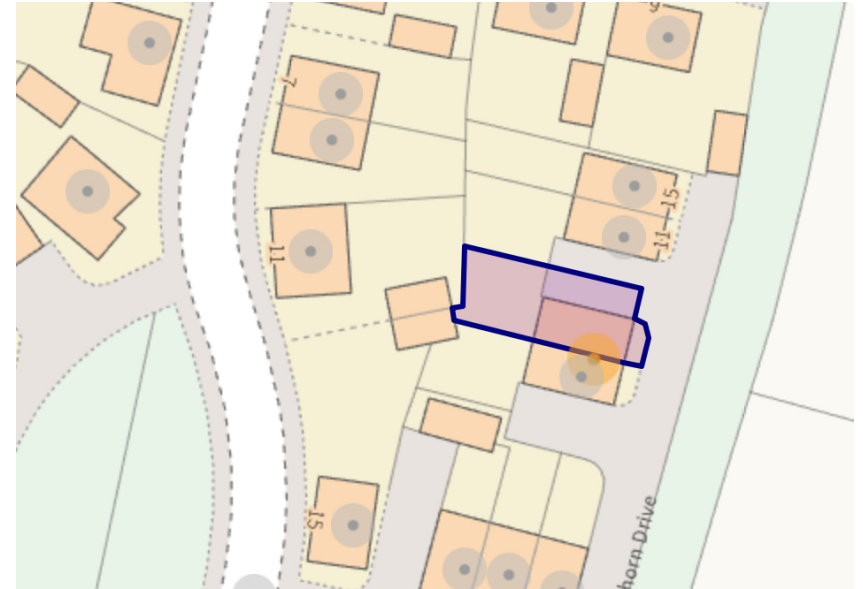


Tenure Leasehold - 119 years unexpired
Service charge - £17.22 per calendar month
Housing Association rent - £226 pcm
Council tax band B
Gas central heating
All mains services

Catchment for Minster School Southwell
Newark Northgate Train Station to London
King Cross - approximately 14 miles

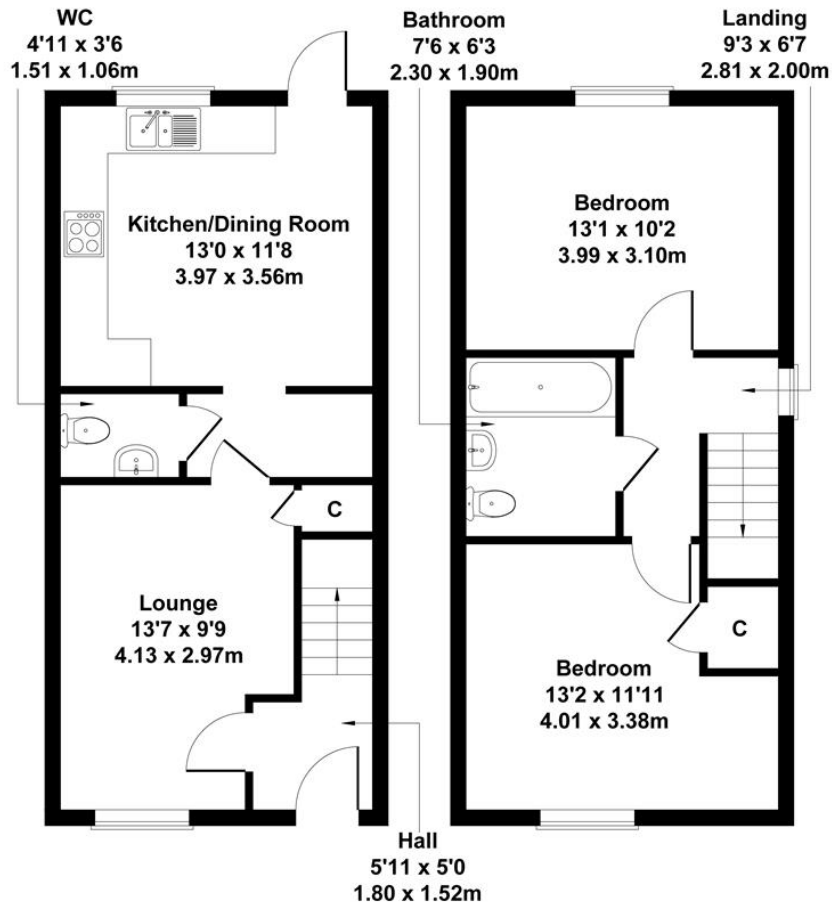
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Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



9 Hawthorn Drive, Farnsfield, NG22 8FX

Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy performance certificate (EPC)		
9, Hawthorn Drive Farnsfield NEWARK NG22 8FX	Energy rating B	Valid until: 11 November 2028 Certificate number: 8590-3326-5139-5897-1983

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