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Sales & Lettings

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**ISLAND COTTAGE, BRICKYARD LANE
FARNSFIELD
NOTTINGHAMSHIRE
NG22 8JS**



£325,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Detached Period Cottage
- Three Bedrooms
- Two Reception Rooms
- Spacious Beamed Kitchen
- EnSuite W.C. to Master Bedroom
- Off Street Parking for One Car
- Close To Village Amenities

ISLAND COTTAGE, BRICKYARD LANE, FARNSFIELD, NOTTINGHAMSHIRE

Need2View proudly bring to market this stunning, three bedroom, two reception room, detached period cottage (one of the oldest in the village) which is perfectly situated within walking distance to Farnsfield Village and all the amenities this has to offer.

This beautiful property is for sale with wonderful period features such as beamed ceilings, stone floors, fireplaces and latch doors throughout but also has modern day facilities such as gas central heating and double glazed windows. To the ground floor the property offers two spacious reception rooms, both with wood burning fireplaces, a stunning kitchen and the family bathroom, whilst the first floor has three good sized bedrooms with an ensuite to the master. Outside there is off street parking for one car and a walled patio garden.

Entrance door into:

ENTRANCE HALLWAY

With access to the lounge, kitchen and bathroom, power and ceiling light points.

LOUNGE

12'1" x 11'6" A spacious family room with double glazed windows, beamed ceilings, feature fireplace with functioning wood burner, stone flooring, radiator, power and wall light points.



KITCHEN

6'3" x 15'1" Fitted with a range of wall and base units in a white finish with coordinating work surfaces, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space and fittings for an oven, Belfast sink with mixer tap, double glazed windows, beamed ceilings, open plan access to the sitting room, radiator, power and wall light points.



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SITTING ROOM

12'1" x 10" With double glazed windows, beamed ceilings, brick built feature fireplace with function wood burner, open plan access to the kitchen, wooden door to the rear, radiator, power and wall light points.

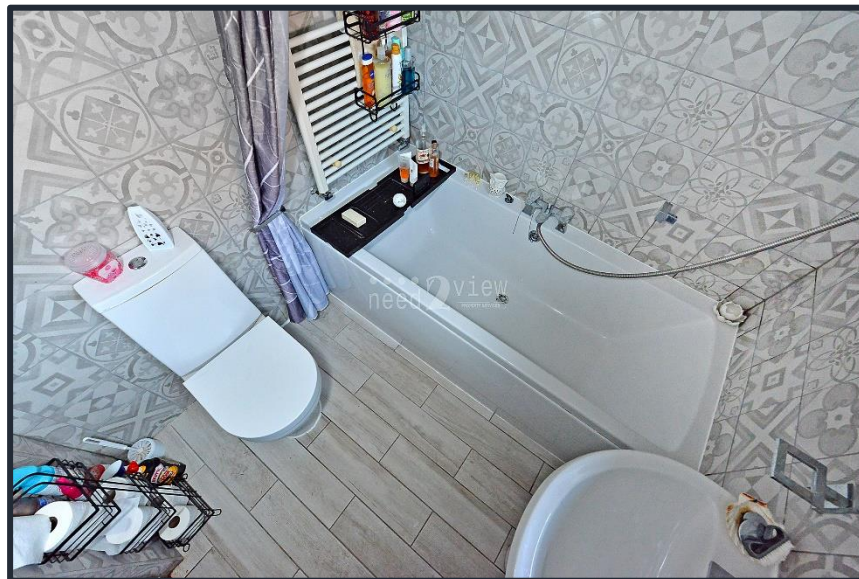


HALLWAY

With stairs to the first floor landing, access to the lounge and sitting room, double glazed window.

BATHROOM

5'11" x 6'6" White three piece suite comprising of a wash hand basin, W.C and bath with shower over, fully tiled walls, white towel radiator, double glazed window and ceiling light point.



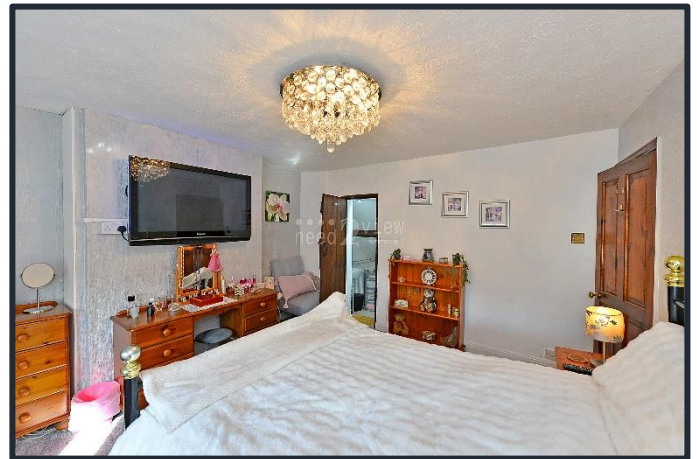
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LANDING

With access to all the bedrooms and ceiling light point.

BEDROOM ONE

12'1" x 11'11" With double glazed window, access to cupboard, access to ensuite W.C., radiator, power and ceiling light points.



ENSUITE W.C.

6'3" x 6'5" With wash hand basin and W.C., radiator and ceiling light point.



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BEDROOM TWO

12'1" x 10'1" With double glazed window, radiator, power and ceiling light points.



BEDROOM THREE

6'3" x 16'8" With double glazed window, radiator, power and ceiling light points.



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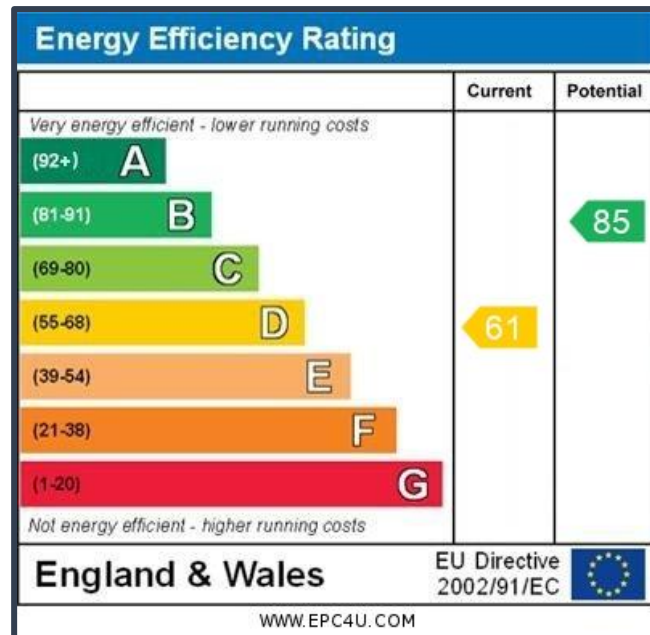
OUTSIDE

Outside the property has a good sized, walled patio garden with additional screening from lattice fencing. There is off street parking for one car.



ISLAND COTTAGE, BRICKYARD LANE, FARNSFIELD, NOTTINGHAMSHIRE

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Newark and Sherwood District Council

Council Tax Band – C

Primary School – Farnsfield St Michaels Church of England Primary School

Secondary School – Minster School

Stamp Duty on Asking Price: £6,250 (Additional costs may apply if being purchased as a second property)

ISLAND COTTAGE, BRICKYARD LANE, FARNSFIELD, NOTTINGHAMSHIRE

FLOOR PLAN

GROUND FLOOR

APPROX. 44.0 SQ. METRES (473.3 SQ.FEET)



FIRST FLOOR

APPROX. 45.1 SQ. METRES (484.9 SQ.FEET)



TOTAL AREA: APPROX. 89.0 SQ. METRES (958.3 SQ. FEET)

ISLAND COTTAGE, BRICKYARD LANE, FARNSFIELD, NOTTINGHAMSHIRE

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.