



The Pot Yard, Farnsfield , Nottinghamshire NG22 8EX  
£235,000







Located within walking distance of local amenities this desirable property is immaculate in its presentation and offers spacious accommodation. Internally there is an entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Outside the property has a delightful low maintenance private garden.



### Entrance Hall

Door to front aspect, radiator, laminate floor, walk in storage cupboard, doors to rooms.

### Living Room

13'9" x 12'1" (4.20 x 3.70)

Double glazed sliding door to garden, laminate floor, television point, telephone point, radiator, feature adams style fireplace with gas point for a fire.

### Kitchen

8'10" x 8'10" (2.70 x 2.70)

Fitted kitchen with wall, base and drawer units, work surfaces and tiled splash backs, sink and drainer, gas cooker, wall mounted central heating boiler, space for fridge/freezer, plumbing for washing machine.

### Bedroom One

11'8" x 8'9" (3.57 x 2.67)

Double glazed window to front aspect, laminate floor, radiator.

### Bedroom Two

6'8" x 8'10" (2.05 x 2.70)

Double glazed window to front, laminate floor, radiator.

### Shower Room

6'5" x 5'6" (1.98 x 1.70)

Fully tiled shower cubicle with electric shower, low level wc, pedestal wash basin, double glazed window to side, radiator.

### Outside

To the rear of the property is a mature low maintenance garden which is mainly paved and enclosed within a fenced surround and hedged surround with the borders housing mature plants and shrubs, gated access to the side leads to the front of the property.

### Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Gascoines require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Gascoines instructing solicitors in the purchase or the sale of a property.

### Outgoings

Council Tax Band C

### Property Tenure

Freehold with vacant possession.

### Room Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

### Viewings

Contact Gascoines Southwell for more information.

### Terms And Conditions

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### The Consumer Protection From Unfair Trading (2008)

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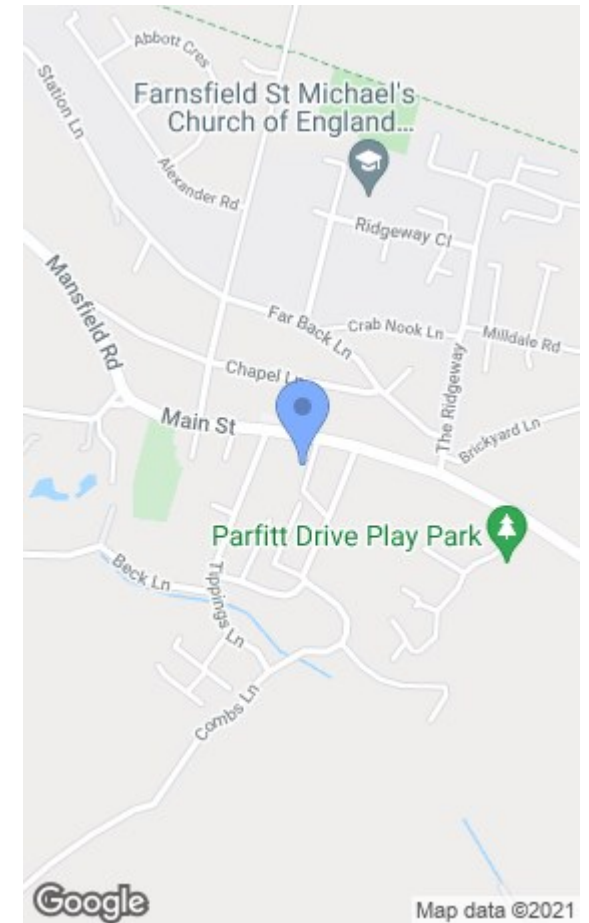
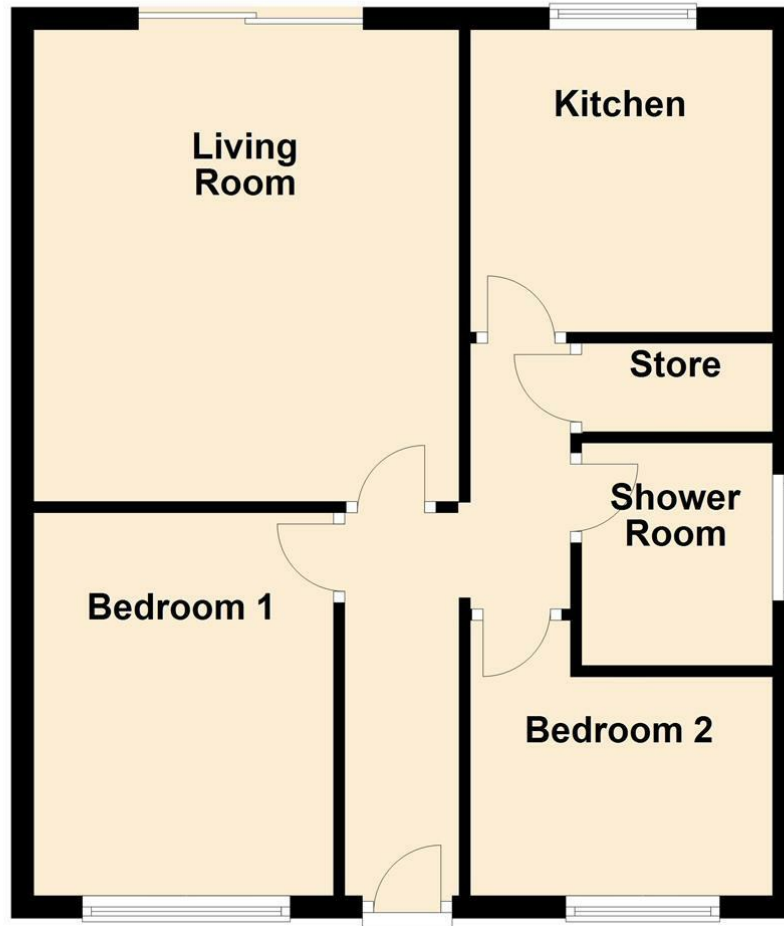
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## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC