

Viewing strictly by  
appointment through  
Jonathan Fitzpatrick Village  
& Country Homes  
01623 392676 /  
[mail@jfea.co.uk](mailto:mail@jfea.co.uk)



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



35 Branston Avenue Farnsfield NG22 8JZ

£295,000 Freehold



## Affordable, Spacious and Convenient.

**A**n attractively priced 2/3 bedroom, 2/3 reception room semi detached chalet bungalow situated on a generous corner plot within this popular cul de sac close to St Michaels Primary School and the Southwell Trail nature reserve. The layout is extremely versatile and could be configured in a number of ways to suit lifestyle preferences. Features of note include a well fitted kitchen breakfast room, utility , spacious lounge with wood burner, separate dining room, conservatory, ground floor double bedroom and shower room. The first floor features another double bedroom, family bathroom and adjoining study area. Outside the gardens wrap around the property with driveway parking leading to a single detached garage. Viewing strongly advised - no onward chain.











Asking Price : £295,000

Council tax band D

Gas central heating

All mains services

Flood Risk - Low

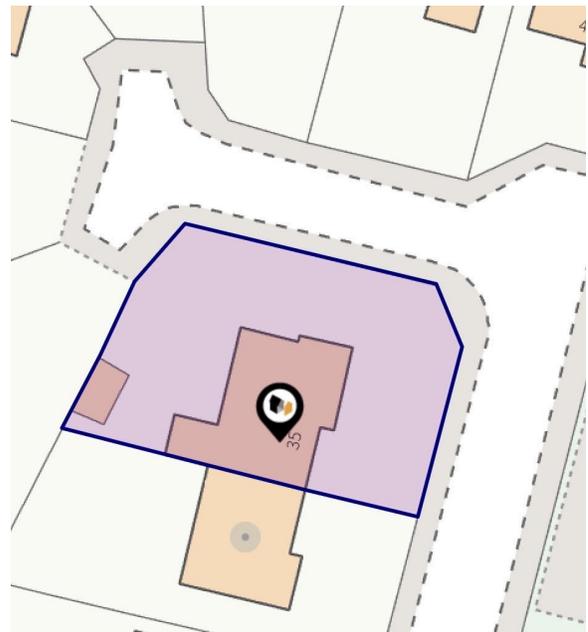
Catchment for Minster School Southwell  
Newark Northgate Train Station to London  
King Cross - approximately 14 miles

Main Office **01623 392676**

Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk) / [www.jfea.co.uk](http://www.jfea.co.uk)

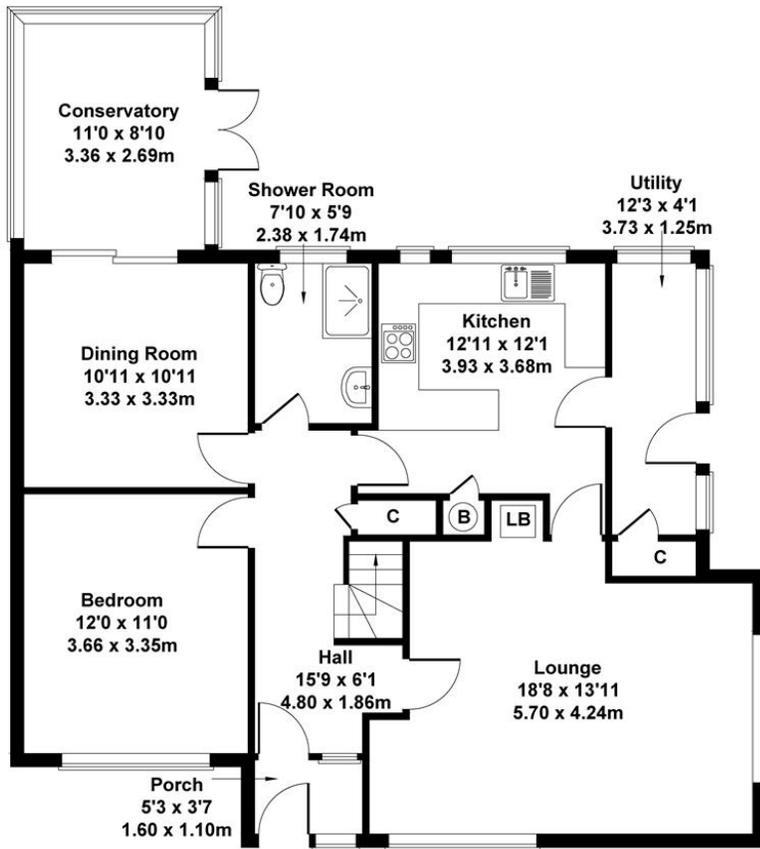
64 Main Street Farnsfield NG22 8EF

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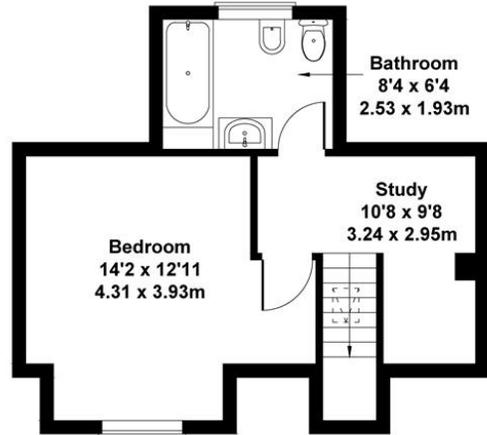


# 35 Branston Avenue, Farnsfield, Newark, NG22 8JZ

Approximate Gross Internal Area  
1313 sq ft - 122 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## Energy performance certificate (EPC)

35, Branston Avenue Farnsfield NEWARK NG22 8JZ	Energy rating	Valid until:	21 August 2030
	<b>D</b>	Certificate number:	0276-2819-7684-2620-5821

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.