

HoldenCopley

PREPARE TO BE MOVED

King Street, Southwell, Nottinghamshire NG25 0EH

Guide Price £190,000

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Guide Price - £190,000 - £210,000

CHARMING GRADE II LISTED COTTAGE...

Welcome to this stunning Grade II listed mid-terraced cottage, situated in the highly desirable location of Southwell. Sympathetically restored to its former glory, this enchanting home has undergone a complete redecoration with a neutral palette, creating a bright and airy ambiance throughout. The renovation boasts new flooring, a modern kitchen, and other upgrades, all while preserving the character and charm of its original features, including beautiful sash windows and exposed beams on the ceilings. As you step into this delightful cottage, you will immediately appreciate the lovingly restored interior that effortlessly marries contemporary elegance with timeless charm. The ground floor welcomes you with a living room but the heart of the home is the brand-new kitchen, expertly designed to meet the demands of modern living. Completing the ground floor is a pristine three-piece bathroom suite, offering convenience and comfort to cater to your daily needs. Heading upstairs, you will find two generously proportioned double bedrooms, providing a tranquil haven for a restful night's sleep. The exposed beams in the bedrooms add a touch of character and highlight the historical significance of the property. The enchanting cottage is offered to the market with no upward chain, enabling a smooth and hassle-free transaction for the lucky new owners. The sought-after location of Southwell adds to the allure of this charming abode, with its picturesque surroundings, historic landmarks, and convenient access to local amenities, shops, and transport links.

MUST BE VIEWED





- Grade II Listed Building
- Two Double Bedrooms
- Sympathetically Restored
- Light & Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor Shower Suite
- Beautifully Presented Throughout
- Sought-After Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'6" x 12'0" (3.53m x 3.67m)

The living room has a sash window to the front elevation, carpeted flooring, exposed beams on the ceiling, an open arch into the kitchen and a single door providing access into the accommodation

Kitchen

9'4" x 12'5" (2.87m x 3.81m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, a radiator, tiled splashback, wood-effect flooring, exposed beams on the ceiling and a sash window to the rear elevation

Bathroom

5'5" x 5'5" (1.66m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, a radiator, waterproof splashback, wood-effect flooring, an extractor fan and an obscure sash window to the side elevation

FIRST FLOOR

Landing

6'0" x 2'11" (1.84m x 0.90m)

The landing has carpeted flooring, access to the boarded loft and provides access to the first floor accommodation

Master Bedroom

11'11" x 8'2" (3.65m x 2.49m)

The main bedroom has a sash window to the front elevation, carpeted flooring, a radiator and exposed beams on the ceiling

Bedroom Two

12'8" x 9'4" (max) (3.88m x 2.86m (max))

The second bedroom has a sash window to the rear elevation, carpeted flooring, a radiator and exposed beams on the ceiling

OUTSIDE

The property has courtesy lighting and can be reached by ascending a few steps through the front entrance exclusively. Additionally, there is entry to the rear of the premises and a designated area for bin storage

ADDITIONAL INFORMATION

Electricity – Mains Supply? Yes

Water – Mains Supply? Yes

Heating – Gas Central Heating – Connected to Mains Supply?

Septic Tank – No

Sewage – Mains Supply? Yes

Flood Risk – Any flooding in the past 5 years? No

Flood Defenses – No

Any Legal Restrictions – No

Other Material Issues – e.g subsidence, damp, asbestos etc? Small amount of damp, had a damp surgery done, it is not essential it is done and I have had a quote for £2K to get the works completed.

Happy to send quote but doesn't affect the property

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

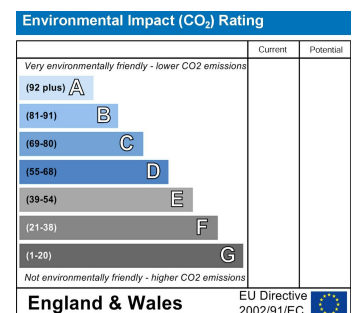
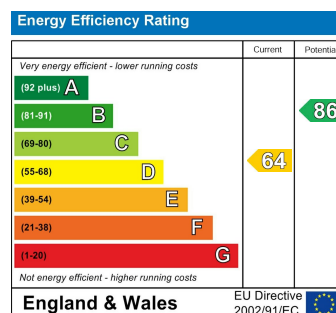
The vendor has advised the following:

Property Tenure is Freehold

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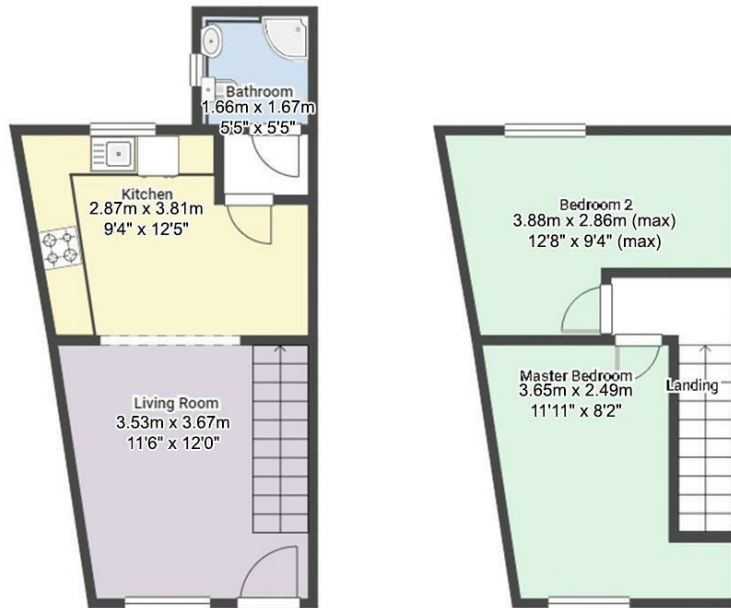
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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