

HoldenCopley

PREPARE TO BE MOVED

Chapel Lane, Southwell, Nottinghamshire NG25 0ST

Guide Price £190,000 - £200,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, and nestled in the serene countryside of Oxton, Southwell, this two bedroom cottage, steeped in history, dates back to the 1800s. In a quaint village nestled in the picturesque countryside near the market town of Southwell, the location offers a tranquil escape while still providing easy access to amenities and attractions. The village boasts historic architecture, including traditional stone cottages and historic landmarks, adding to its timeless appeal. Residents and visitors alike can enjoy leisurely walks along scenic countryside paths, explore local pubs serving delicious food and drinks, and immerse themselves in the area's rich history and culture. With its welcoming community spirit and scenic surroundings, Oxton provides a peaceful and idyllic place to call home. Internally, the cottage offers an entrance porch leading directly into the fitted kitchen with characteristic exposed beams, and a cosy living room with a log-burner and sliding patio doors leading out to the rear garden. The basement level offers a well-presented cellar with lighting and electricity, offering great storage space. Upstairs, the first floor is home to two bedrooms, serviced by a Jack & Jill bathroom, accessible directly from both bedrooms. Externally, the front of the property offers a small paved front garden with fence panelled boundaries and gated access. Meanwhile the south facing rear garden offers a quaint yet serene retreat, with a paved patio seating area, a lawn, and ample greenery offering a sense of privacy. Filled with Victorian character, this tranquil cottage is the perfect place to call home.

MUST BE VIEWED





- Mid Terrace Cottage
- Two Bedrooms
- Living Room With Log Burner
- Fitted Kitchen
- Cellar
- Three Piece Bathroom Suite
- South Facing Garden
- Off-Street Parking - License For Car Park
- Village Location
- No Upward Chain - Must Be Viewed





GROUND FLOOR

Entrance Porch

3*2" x 4*10" (0.97m x 1.47m)

The entrance porch has tiled flooring, wood-framed windows to the front and side elevations, and a single barn-style door providing access into the accommodation.

Kitchen

7*6" x 12*5" (2.29m x 3.81m)

The kitchen has fitted base units with wooden worktops, a Belfast style sink with draining grooves, space for a freestanding cooker, space for a washing machine, tiled flooring, partially tiled walls, a radiator, exposed beams to the ceiling, and a wood-effect UPVC double-glazed window to the front elevation.

Hall

2*5" x 2*7" (0.76m x 0.79m)

The hall has tiled flooring and wooden stairs with a carpeted runner.

Living Room

17*2" x 12*6" (5.24m x 3.82m)

The living room has wood-effect flooring, a log burner with a tiled hearth, a radiator, an overhead fitted cupboard, an exposed beam to the ceiling, a UPVC double-glazed window to the side elevation, and sliding patio doors leading out to the rear garden.

BASEMENT LEVEL

Cellar

15*7" x 7*3" (4.76m x 2.21m)

The cellar is plastered with concrete flooring, has lighting and electricity, and offers storage space.

FIRST FLOOR

Landing

3*8" x 2*7" (1.12m x 0.79m)

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

Master Bedroom

15*8" x 11*0" (4.78m x 3.35m)

The main bedroom has carpeted flooring, a dado rail, a radiator, and a wood-effect UPVC double-glazed window to the rear elevation.

Bedroom Two

9*8" x 7*6" (2.95m x 2.30m)

The second bedroom has carpeted flooring, a dado rail, a radiator, and a wood-effect UPVC double-glazed window to the front elevation.

Hall

2*8" x 5*8" (0.83m x 1.74m)

The hall has tiled flooring.

Bathroom

7*4" x 5*7" (2.25m x 1.71m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a wood-effect UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a paved garden with fence panelled boundaries and gated access.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area and a block-paved pathway, a lawn, planted borders, and boundaries made up of hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 39 Mbps (Highest available download speed) 8 Mbps (Highest available upload speed)

Phone Signal – Some 4G & no 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Access road is unadopted. Located within Southwell Conservation Area.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band B

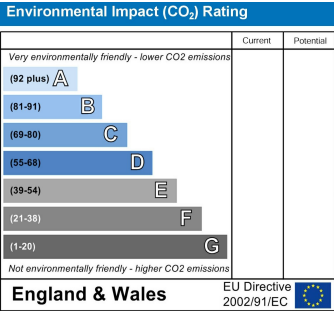
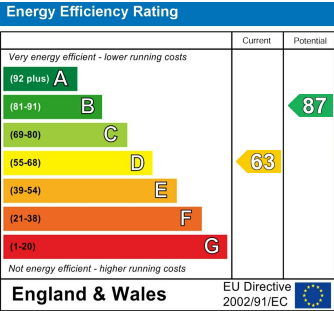
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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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