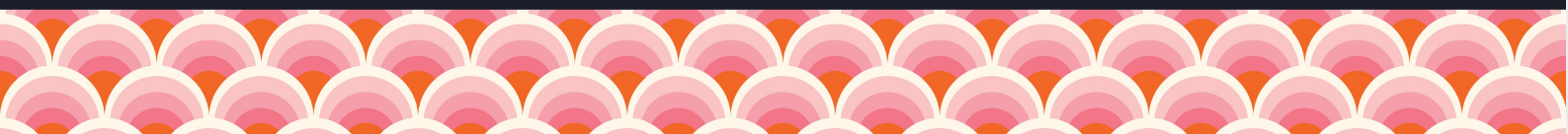




6 Farthingate | | Southwell | NG25 0HT

£360,000

FENTON JONES



Key features

- 2 Bedroom Detached Bungalow
- Popular Road with Easy Walk to the Shops
- Potential to Extend STPP
- Good Sized Front and Rear Garden
- Well Maintained and Ready to Move Into
- No Upward Chain
- Minster School Catchment

Description

A spacious two bedroomed detached bungalow situated in a popular part of the Minster town of Southwell, near to the park and within an easy walk of all the amenities that Southwell has to offer.

This is a rare opportunity to acquire a detached property in this sought after location with plenty of parking on a private driveway, sizeable front and rear gardens, a single garage and offered with no upward chain.

This property has the potential to be developed further with the possibility to extend into the roof as well as to the side and rear, as other properties on this street have done, subject to the necessary planning consents.

Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. There is access to many different sports and recreational facilities nearby. Southwell is surrounded by countryside so there are plenty of beautiful walks right on your doorstep.



Frontage

There is a brick paved driveway with parking for several cars as well as a front garden with established plants and shrubs around a small lawn that provide good screening from the road.

Conservatory

5'10" x 12'5"

Lovely bright sunroom, the perfect place to sit with a cup of tea.

Hallway

13'1" x 7'6"

Welcoming spacious hallway with plenty of room for a staircase if you wanted to create upstairs bedrooms as similar properties have done.

Sitting Room

11'9" x 18'8"

An excellent sized room with large windows to the front garden and full width sliding patio doors to the covered patio and the rear garden. There is a marble fire surround and hearth with gas fire.

Kitchen Diner

18'0" x 10'9"(max)

A lovely light filled kitchen with views over the rear garden and space for a table and chairs. There is a wide range of base and wall cupboards as well as an intergrated fridge. The sink is a ceramic one and a half sink with a mixer tap. There is a freestanding Bosch dishwasher and washing machine that are included in the sale as well as a freestanding oven. There is a door to the back garden.

Bedroom 1

12'5" x 12'5"

Situated at the front of the house, this good sized double room has a large window overlooking the front garden as well as fitted wardrobes.







Bedroom 2

10'9" x 11'5"

Another double room with fitted wardrobes that overlooks the rear garden.

Bathroom

This room is mostly tiled and there is a sink in a vanity unit with good storage and a bath with shower over there is a WC and frosted window to the side.

Garden

There is a covered patio area off the lounge which is a lovely spot to sit and enjoy the garden. In spring and summer, this garden is a particularly lovely feature of this property. It is a charming mix of established plants around gravelled areas with pathways through and a lawned area with traditional borders. There is a green house as well as a small brick workshop joined onto the house.

Garage

Single attached garage with electric up and over doors.

Floor Plan

Approx. 80.9 sq. metres (870.4 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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