



## 11 Westgate Mews

Southwell, NG25 0LL

**£250,000**

Two bedroom mews style property centrally located within Southwell, close to all the local amenities. The accommodation extends to open plan kitchen/lounge area with double doors to the rear courtyard area. Two double bedrooms, bathroom and downstairs cloakroom. Allocated parking space. Sold with no upward chain.



# 11 Westgate Mews, Southwell, NG25 0LL

## SERVICES

All mains services available. Gas central heating.

## EPC RATING – C

## COUNCIL TAX BAND – B

## LOCAL AUTHORITY – Newark and Sherwood District Council

## TENURE - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

## LOCATION

**COVERED PORCH** Entrance door to;

**HALL** Radiator

**CLOAKROOM** Low flush wc, wash hand basin, radiator

**LOUNGE** 11' 8" x 20' 6" (3.56m x 6.25m) Stairs off to the first floor, understairs storage, radiator, double glazed double doors to the rear garden

**KITCHEN** 8' 0" x 12' 6" (2.44m x 3.81m) Fitted with wall and floor units, stainless steel sink and drainer unit, Logic electric oven and hob with extractor over, fridge freezer, washing machine, radiator, double glazed window to the front

**FIRST FLOOR LANDING** Airing cupboard housing Glow worm boiler with shelving, loft access

**BEDROOM ONE** 12' 1" x 15' 0" (3.68m x 4.57m) Hanging rails, radiator, double glazed window to the front

**BEDROOM TWO** 12' 0" x 9' 5" (3.66m x 2.87m) Radiator, two roof lights to the rear

**BATHROOM** 5' 5" x 8' 5" (1.65m x 2.57m) Bath with shower over, low flush wc, pedestal wash hand basin, splash tiling

**OUTSIDE** Rear enclosed courtyard garden, allocated parking space

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556 088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

26 Kirkgate

Newark

NG24 1AB

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)

01636 700888

22 King Street

NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)

01636 813971

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



[www.mundys.net](http://www.mundys.net)