



## 2 Mayhill

Southwell, NG25 0BE

**£210,000**

**85% Shared Ownership**

Situated in a quiet cul de sac location and offered with No Upward Chain this well appointed semi detached house is conveniently located for Southwell Town Centre and is offered on the basis of an 85% share with a Service Charge of £24.81 pcm which includes buildings insurance. Accommodation includes entrance hall, inner hall, lounge, dining/kitchen with utility off and downstairs cloakroom/wc. First floor, three bedrooms and bathroom. Outside, parking to the front for two cars with small garden area. Side gated access leads to an enclosed rear lawn garden with patio area.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – C.**

#### **COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Share of Freehold.

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

#### **LOCATION**

Situated in a quiet cul de sac location and offered with No Upward Chain this well appointed semi detached house is conveniently located for Southwell Town Centre and is offered on the basis of an 85% share with a Service Charge of £15.20 pcm which includes buildings insurance.



#### Entrance Hall

Double glazed door to Front. Radiator.

#### Inner Hall

Understairs storage and stairs rising to the first floor.

#### Lounge

3.84m x 3.23m (12'07" x 10'07") Radiator. Double glazed window to the front elevation.

#### Dining Kitchen

3.96m x 3.23m (13'0" x 10'07") Fitted with a range of wall and base units surmounted by a worksurface inset with sink and drainer. Electric cooker point and space for fridge. Radiator. Splash back tiling to walls. Extractor fan. Space for dining table. Baxi central heating boiler. Double glazed window to the rear elevation.

#### Utility Room

3.05m x 1.83m (10'0" x 6'0") Plumbing for washing machine. Radiator. Glazed panel door to the rear elevation.

#### Cloakroom

1.47m x 0.89m (4'10" x 2'11") Low flush WC and wash hand basin. Radiator. Double glazed window to the rear.

#### First Floor Landing

Loft access. Airing cupboard with shelving. Doors off.

#### Bedroom One

3.58m x 2.77m (11'09" x 9'01") Double wardrobe. Radiator. Double glazed window to the rear elevation.

#### Bedroom Two

3.33m x 3.20m (10'11" x 10'06") Double wardrobe. Radiator. Double glazed window to the front elevation.

#### Bedroom Three

2.46m x 2.36m (8'01" x 7'09") Overstairs cupboard. Radiator. Double glazed window to the front elevation.

#### Bathroom

2.26m x 1.70m (7'05" x 5'07") Fitted with a suite comprising panelled bath, pedestal wash hand basin and low flush WC. Splash back tiling to walls. Radiator. Extractor fan and shaver point. Double glazed window to the rear elevation.

#### Outside

To the front there is a lawned area and double driveway with a path leading to the front door. The rear garden is enclosed on all sides and laid to lawn with a slabbed and gravelled patio area.

#### 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.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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 556088 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 the 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.

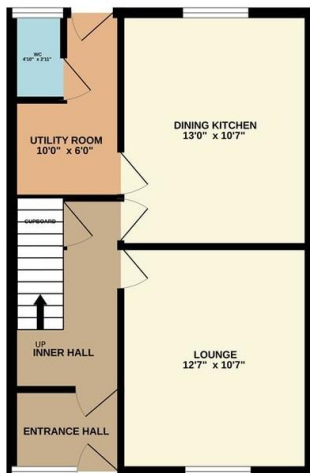
#### GENERAL

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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GROUND FLOOR  
423 sq.ft. approx.



1ST FLOOR  
423 sq.ft. approx.



TOTAL FLOOR AREA : 846 sq ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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