



136 WestgateSouthwell, NG25 OLT

£295,000

Well presented semi detached house with accommodation extending to hall, living room, kitchen/diner, utility room, three bedrooms and bathroom. Gardens to the front and rear with well stocked mature borders and beds. Private driveway providing off street parking. New central heating boiler and radiators installed by current vendors in December 2023.





136 Westgate, Southwell, NG25 0LT



All mains services available. Gas central heating.

EPC RATING — to follow.

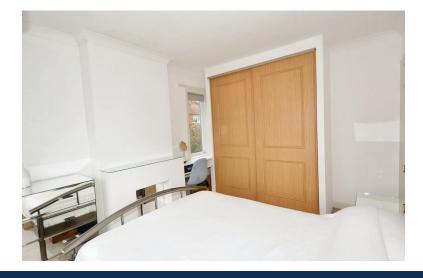
COUNCIL TAX BAND – C.

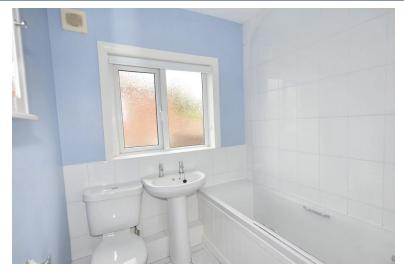
LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

Well presented semi detached house with accommodation extending to hall, lounge, kitchen/diner, utility room, three bedrooms and bathroom. Gardens to the front and rear with well stocked mature borders and beds. Private driveway providing off street parking. New central heating boiler and radiators installed by current vendors in December 2023. An early viewing is recommended to avoid disappointment.











HALL Stairs off to first floor, understairs storage cupboard

LOUNGE 10' $3'' \times 12' 5'' (3.12 \text{ m} \times 3.78 \text{ m})$ Coal effect gas fire with tiled inset and hearth, strip wood flooring, wall lights, radiator, Bay fronted UPVC window with South facing front aspect, double glazed window to the side

KITCHEN/DINER 14' 7" x 10' 4" (4.44m x 3.15 m) Fitted with ample wall and floor units, stainless steel sink and drainer unit, electric oven with gas hob and extractor over, space for fridge freezer, plumbing for dishwasher, radiator, double glazed windows to the rear and side

UTILITY ROOM 5' 5" x 7' 4" (1.65 m x 2.24m) Baxi central heating boiler fitted in December 2023 with 10 year warranty, radiator, double glazed window to the rear

FIRST FLOOR LANDING Loft access

BEDROOM ONE 9' 9" x 12' 2" (2.97m x 3.71m) Fitted wardrobes, radiator, double glazed windows to the front and side

BEDROOM TWO 8' 2" x 10' 5" (2.49m x 3.18m) Fitted wardrobes, radiator, double glazed windows to the side and rear

BEDROOM THREE 7'5 x 6'3 Radiator, double glazed window to the front

BATHROOM 5' 11" \times 7' 5" (1.8 m \times 2.26 m) Suite comprising panelled bath with shower over and side screen, low flush wc, pedestal wash hand basin, tiled floor, radiator, double glazed window to the rear

OUTSIDE To the rear of the property is off road parking for one car, flagstone patio with covered seating area with fully stocked borders. To the side is a gravel area for seating and outside tap. There is a lawn to the front of the house with well stocked borders and beds.

AGENTS NOTE A new boiler and radiators were installed by the current vendors in December 2023.



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- None of the services or equipment have been checked or tested.
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Approx Gross Internal Area 74 sq m / 800 sq ft





First Floor Approx 35 sq m / 379 sq ft

Ground Floor Approx 39 sq m / 421 sq ft

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. Loons of items such as bathroom suites are representations only and may not look like the real tiems. Made with Made Snappy 360.

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