



136 Westgate
Southwell, NG25 0LT

£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.





SERVICES

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" x 12' 5" (3.12m x 3.78m) 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 3.15m) 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" (1.65m 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" x 7' 5" (1.8m x 2.26m) 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.





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

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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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.

Coverings 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. 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
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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

