



136 WestgateSouthwell, NG25 OLT

Guide Price £280,000

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.





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All mains services available. Gas central heating.

EPC RATING — to follow.

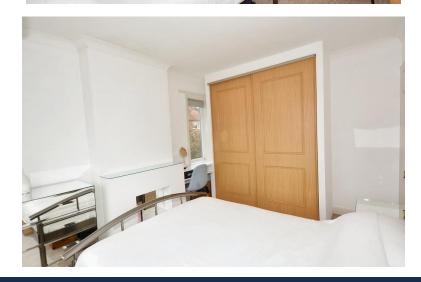
COUNCIL TAX BAN D – C.

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

 $5'5" \times 7'4"$ (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 ON E

 $9'9" \times 12'2"$ (2.97m x 3.71m) Fitted wardrobes, radiator, double glazed windows to the front and side.

BEDROOM TWO

 $8'\ 2''\ x\ 10'\ 5''\ (2.49\ m\ x\ 3.18\ m)$ Fitted wardrobes, radiator, double glazed windows to the side and rear.

BEDROOM THREE

 $7'5 \times 6'3$ Radiator, double glazed window to the front.

BATHROOM

5' 11" x 7' 5" (1.8m x 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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We would be happy to put you in touch with our Financial Adviser who can be lovou to work out the cost of financing your purchase.

- None of the services or equipment have been checked or tested.
 All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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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 sultes are representations only and may not look like the real items. Made with Made Snappy 360.

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