



136 Westgate

Southwell, NG25 0LT

Guide Price
£280,000

Well presented semi detached house with accommodation extending to hall, living room, kitchen/diner, utility room, three bed rooms 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

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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

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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.

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