



32 Landseer Road

Southwell

NG25 0LZ

£265,000

Semi detached house, located in the much sought after Minster town of Southwell, offered to the open market with no upward chain, simplifying the whole buying process. In brief, the property offers scope for modernisation and comprises an entrance lobby, bay fronted Living Room with a gas fire suite, Kitchen with Pantry and a rear lobby with a door to the side and a downstairs WC. To the first floor are two double Bedrooms and a family Bathroom. This bay fronted house is gas centrally heated, uPVC double glazed, has gardens front and rear and a driveway.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



ENTRANCE LOBBY Radiator, stairs to the first floor and the door to:-

LIVING ROOM 13' 7" into bay x 11' 9" (4.14m x 3.58m) uPVC double glazed bay window to the front, picture rail, ceiling rose, gas fire suite, radiator and a door to the kitchen.

KITCHEN 11' 9" x 11' 7" (3.58m x 3.53m) Fitted with a range of wall and base units with a worksurface incorporating a sink unit. Space for appliances, radiator, uPVC double glazed windows to the rear elevation, door to pantry with shelving and a uPVC double glazed opaque window to the side.

REAR LOBBY uPVC double glazed opaque door to the side of the door to:-

WC Low-level WC, radiator, cold water tap and a uPVC double glazed opaque window to the side.

LANDING uPVC double glazed window to the side, access to the loft, doors to the bedrooms and to the bathroom.

BATHROOM 7' 6" x 6' 8" plus door recess (2.29m x 2.03m) Fitted with a white three-piece suite comprising a bath, low-level WC, pedestal wash handbasin, radiator and a built-in cupboard housing the wall mounted boiler. uPVC double glazed opaque window to the rear elevation.

BEDROOM ONE 14' 10" into recess x 12' 2" (4.52m x 3.71m) uPVC double glazed window to the front elevation, radiator, picture rail and a feature cast iron fireplace.

BEDROOM TWO 11' 6" x 7' 8" (3.51m x 2.34m) uPVC double glazed window to the rear elevation and a radiator.

OUTSIDE To the front is a lawn garden with a driveway to the side. There is garden to the rear a brick built out house.



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.

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Sills & 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.

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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.

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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.

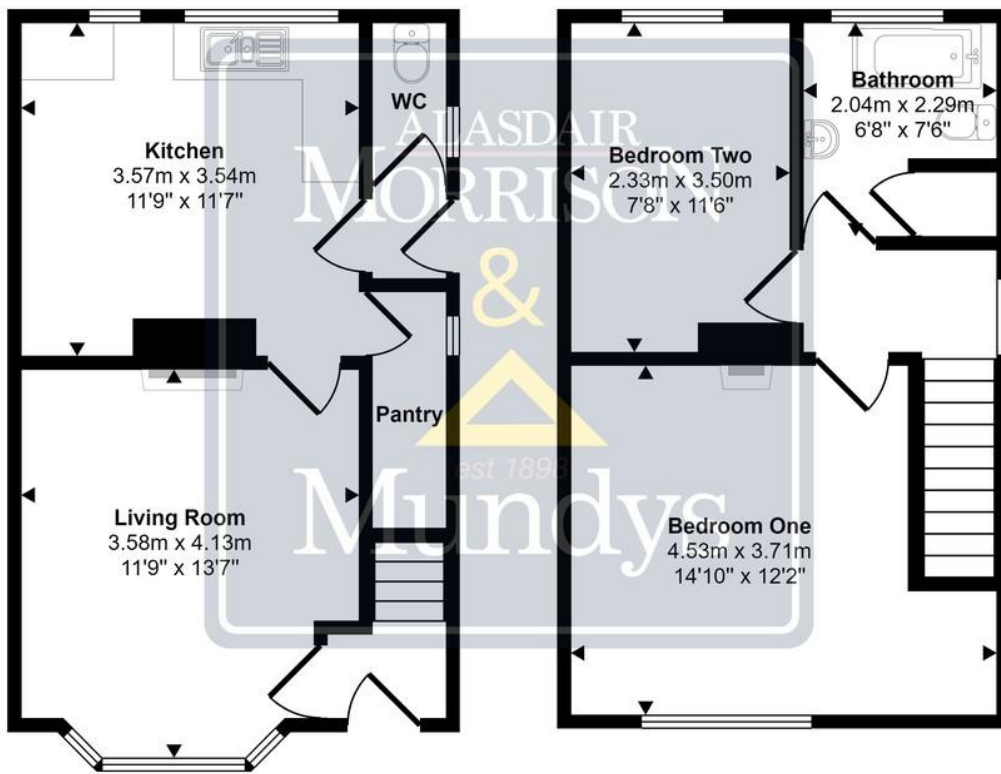
GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approx Gross Internal Area
67 sq m / 726 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 33 sq m / 356 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. 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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