



62 Hopewell Rise

Southwell, NG25 0NX

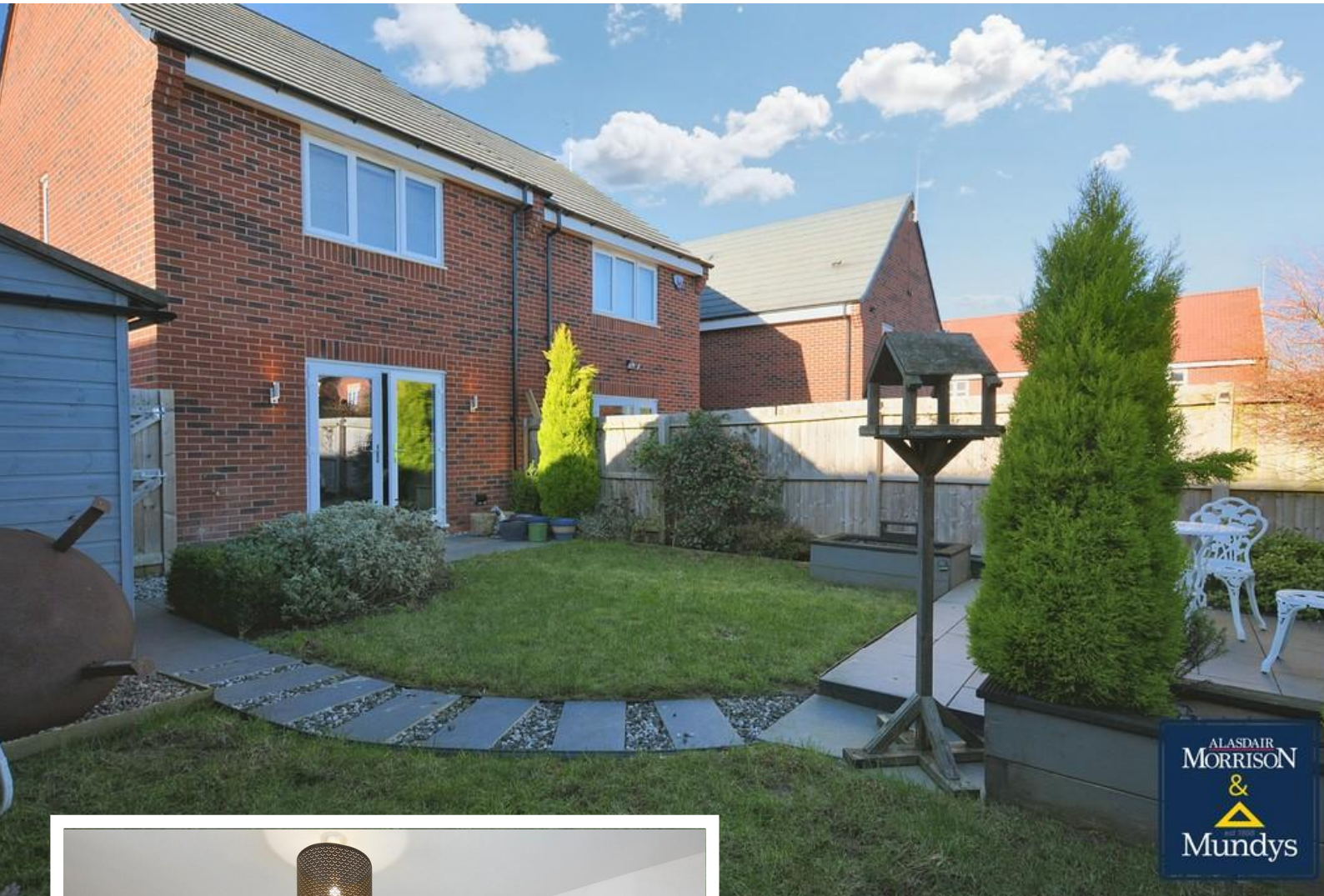


Book a Viewing

£295,000

Exceptionally well maintained semi-detached house on this popular development on the outskirts of Southwell and benefitting from a full alarm system and a landscaped rear garden. Briefly the accommodation comprises, entrance hallway, cloakroom/WC, fitted kitchen, lounge and first floor landing giving access to two double bedrooms and bathroom. There is tandem parking to the side and gated access to the rear garden. We highly recommend an early viewing to appreciate this delightful home.





ALASDAIR
MORRISON
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SERVICES

All mains services available. Gas fired central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

SERVICE CHARGE - Currently £154.00 per annum.

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.

ACCOMMODATION

A glazed panelled door leads to the entrance hall.

ENTRANCE HALL

11' 7" x 3' 3" (3.53m x 0.99m) With stairs off to the first floor landing, radiator, LVT flooring and doors leading to the cloakroom/WC, kitchen and lounge.

CLOAKROOM / WC

With pedestal wash hand basin with splash-back tiling, low level WC, heated towel rail, LVT flooring and double glazed window to front elevation.

LOUNGE

13' 2" x 15' 6" (4.01m x 4.72m) With double glazed double doors leading to the rear garden, LVT flooring and two radiators.

FITTED KITCHEN

6' 2" x 11' 7" (1.88m x 3.53m) Fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, Zanussi electric oven and gas hob with extractor fan over, integral washing machine and Samsung dishwasher, space for a fridge freezer, LVT flooring and double glazed window to front elevation.

FIRST FLOOR LANDING

With double glazed window to side elevation, access to roof space and doors leading to two bedrooms and bathroom.

FRONT DOUBLE BEDROOM

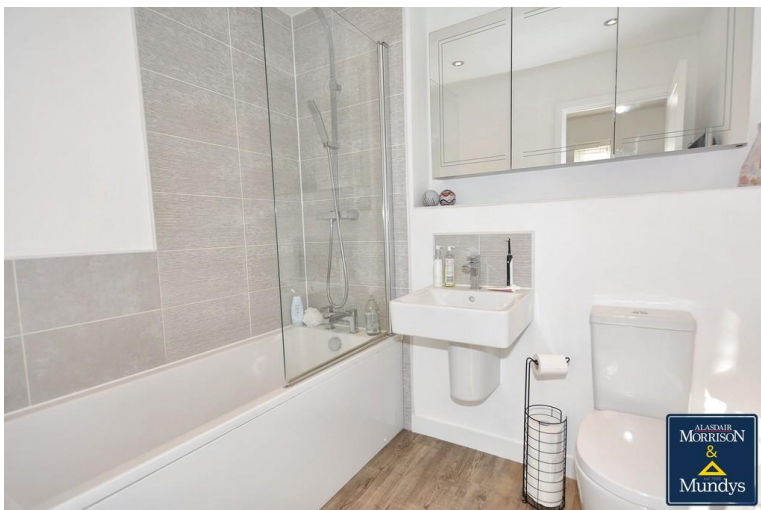
13' 3" x 9' 11" (4.04m x 3.02m) With two double glazed windows to the front elevation, radiator and over stairs cupboard housing the Potterton gas fired central heating boiler.

REAR DOUBLE BEDROOM

13' 2" x 9' 11" (4.01m x 3.02m) With double glazed window to the rear elevation, a range of fitted wardrobes and radiator.

BATHROOM

6' 4" x 6' 11" (1.93m x 2.11m) With suite to comprise of bath with tiled surround, side screen and drench and hand held shower over, wash hand basin and low level WC and heated towel rail.





OUTSIDE

To the front there is a small garden with off road parking to the side for two cars. A side hand gate leads to the totally enclosed rear garden with a corner flagstone patio area and flagstone path, water feature (not connected), lawned area with flower/shrub borders, external lighting and power and shed base (shed available by separate negotiation).

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

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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.

Claverings 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 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.

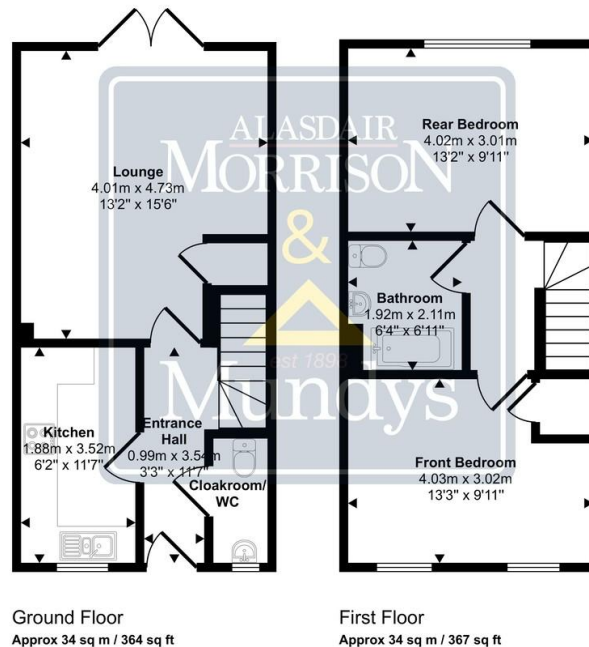
GENERAL

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:

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Approx Gross Internal Area
68 sq m / 731 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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