

49c Church Street
Southwell, NG25 0HQ



Book a Viewing

£195,000

NO ONWARD CHAIN - Spacious duplex apartment on the ground and first floor, offering flexible accommodation and ideal as a first time purchase or investment property. Part of a period house, this well appointed property benefits from gas central heating and an off road parking space. The accommodation briefly comprises of entrance hall, lounge/ground floor bedroom and first floor leading to a double bedroom which could be a further reception room, kitchen/diner, utility room, shower room and further bedroom. To the front is a courtyard or off road parking space.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Newark and Sherwood District Council).

TENURE – Leasehold.

TENURE INFORMATION – 49 CHURCH STREET
MANAGEMENT LIMITED – 125 years from 1st January 2012.

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 hard wood entrance door gives access to the entrance hall.

ENTRANCE HALL

With flagstone flooring, stairs off to the first floor landing and door off to the lounge / ground floor bedroom.

LOUNGE / GROUND FLOOR BEDROOM

15' 1" x 13' 10" (4.6m x 4.22m) With a period fireplace, double glazed window to front elevation, further window to side elevation and radiator.

FIRST FLOOR LANDING

With a sash window to the side elevation and doors off to the bedroom/reception room and kitchen/diner.

BEDROOM / RECEPTION ROOM

15' 3" x 14' 6" (4.65m x 4.42m) With window to front elevation, cast iron fireplace with surround, stripped wood floor and radiator.

KITCHEN / DINER

18' 1" x 11' 3" (5.51m x 3.43m) With windows to either side of the property, fitted with a range of wall, base units and drawers with work surfaces over, inset stainless steel sink unit, electric oven and hob, integral dishwasher, radiator, double recessed cupboard, fridge freezer space and door off to the utility room.

UTILITY ROOM

6' 9" x 6' 7" (2.06m x 2.01m) With plumbing for washing machine, wall and base units with work surface over and leading to the inner hallway.

INNER HALLWAY

With doors leading to the shower room and bedroom and a double cupboard housing the wall mounted gas fired central heating boiler.

SHOWER ROOM

5' 10" x 9' 7" (1.78m x 2.92m) With walk-in shower, pedestal wash hand basin and low level WC, radiator and sash window to the side elevation.





BEDROOM

14' 2" x 14' 0" (4.32m x 4.27m) With window to rear elevation, double wardrobe, cast iron fireplace and radiator.

OUTSIDE

To the side of the property there is a forecourt which could be utilised as off road parking for one vehicle or a courtyard garden area.

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/ESTABLISHED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betheridge, 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, Lynn and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

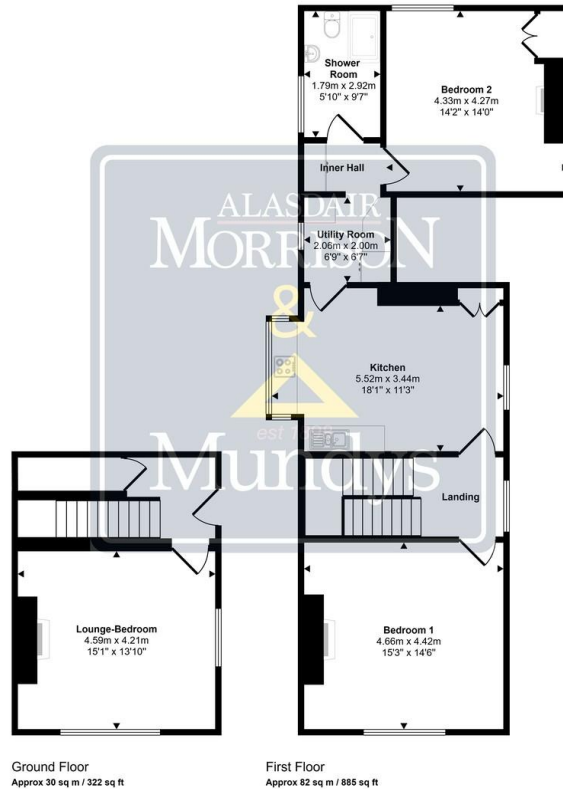
GENERAL

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 are for their own use and the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
112 sq m / 1207 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.

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.