



9 New Road

Oxton, Southwell, NG25 OSL



Book a Viewing

£230,000

Charming character cottage nestled in a picturesque setting, this delightful three bedroom cottage is brimming with character and charm. Featuring traditional latch doors, an inviting open fireplace and a cottage style courtyard garden with a brick built outhouse, this home perfectly blends period features with modern comfort. The ground floor offers two welcoming reception rooms, a shaker style kitchen and access to a useful cellar. Upstairs, you will find three bedrooms and a modern white fitted shower room. A fixed ladder from bedroom two leads to boarded loft rooms, ideal for storage or hobby space. With no upward chain, this charming home is ready for its next chapter. Contact us today to arrange a viewing!





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All mains services available. Gas central heating.

EPC RATING — E.

COUNCIL TAX BAN D – D.

LOCAL AUTHORITY

Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a nursrey school, village hall, Post Office shop and traditional public houses.











KITCHEN

12' 7" x 11' 9" (3.84m x 3.58m) Fitted with Shaker style wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, fitted oven, five ring gas hob and extractor hood, space for a fridge freezer and under counter spaces for a washing machine and tumble dryer, tiled splash backs, tiled floor, beams to the ceiling, wall mounted gas fired central heating boiler, radiator, double glazed window and door to the front elevation and latch doors to the dining room and to the cellar.

DIN ING ROOM

11' 2" x 10' 3" (plus recess) (3.4m x 3.12m) With uPVC double glazed window to the side elevation, wall light points, radiator and a latch door to the inner lobby.

INNER LOBBY

Stairs off to the first floor, door to the garden and latch door to the living room.

LIVING ROOM

11' 7" (plus recess) \times 11' 6" (3.53m \times 3.51m) With uPVC double glazed window to the side elevation, secondary glazed window to the other side elevation, radiators and an open fireplace suite.

CELLAR

8' 2" x 7' 6" (2.49m x 2.29m)

FIRST FLOOR LANDING

With secondary glazed window to the side elevation and doors leading to three bedrooms and shower room.

BEDROOM ON E

12' 6" x 12' 2" (3.81m x 3.71m) With double glazed window to the front elevation and radiator.

BEDROOM TWO

11' 8" (plus recess) x 8' 11" (3.56m x 2.72m) With uPVC double glazed window to the side elevation, radiator, built-in storage cupboard and fixed ladder to loft room.

LOFT ROOM

Divided in two with skylight windows, reduced head height and boarded flooring, making an ideal space for storage.

BEDROOM THREE

8' 3" x 7' 5" (2.51m x 2.26m) With uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

11' 3" x 3' 11" (plus door recess) (3.43m x 1.19m) Fitted with a white three piece suite comprising a low level WC, hand wash basin set within a vanity unit and a large walkin shower with a mains fed attachment, extractor, tiled splash-backs, tiled floor, inset spotlights, heated towel rail and a uPVC double glazed opaque window to the side elevation.

OUTSIDE

To the front of the property is gated access to a small paved area and to the rear is a paved courtyard style garden with a brick built outhouse.



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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 Financia i Services who will be able to offer a range of financial service products. Should you decide to inst Mundys Financia i Services we will receive a commission from them of £250 and in addition, the individual membe who generated the lead will receive £50.

BUYING YOUR HOME

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We would be happy to put you in touch with our Financial Adviser who can he loyou to work out the cost of financing your purchase.

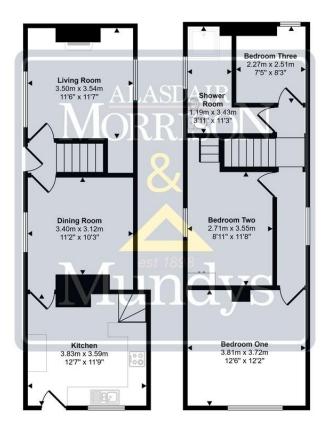
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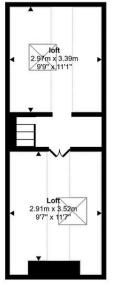
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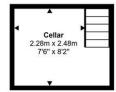
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Approx Gross Internal Area 122 sq m / 1310 sq ft





Second Floor Approx 25 sq m / 273 sq ft



Cellar Approx 8 sq m / 82 sq ft

Ground Floor Approx 44 sq m / 468 sq ft

First Floor Approx 45 sq m / 487 sq ft

Denotes head height below 1.5m

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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