



10 Wolsey Close

Southwell, NG25 0AZ



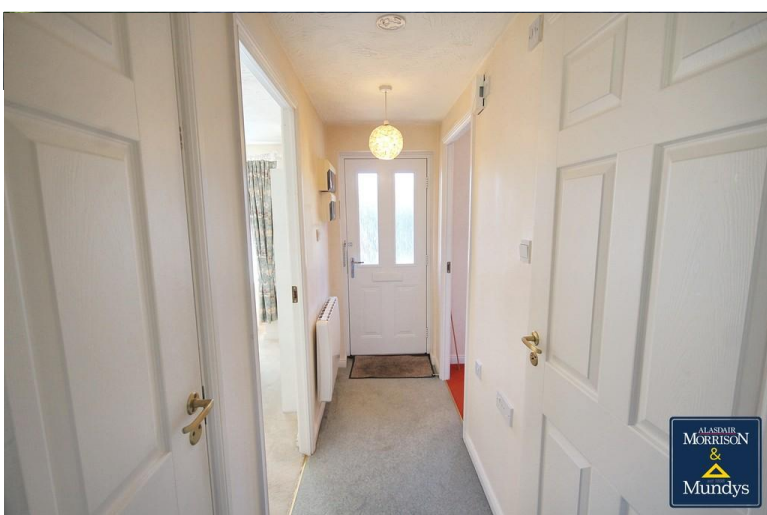
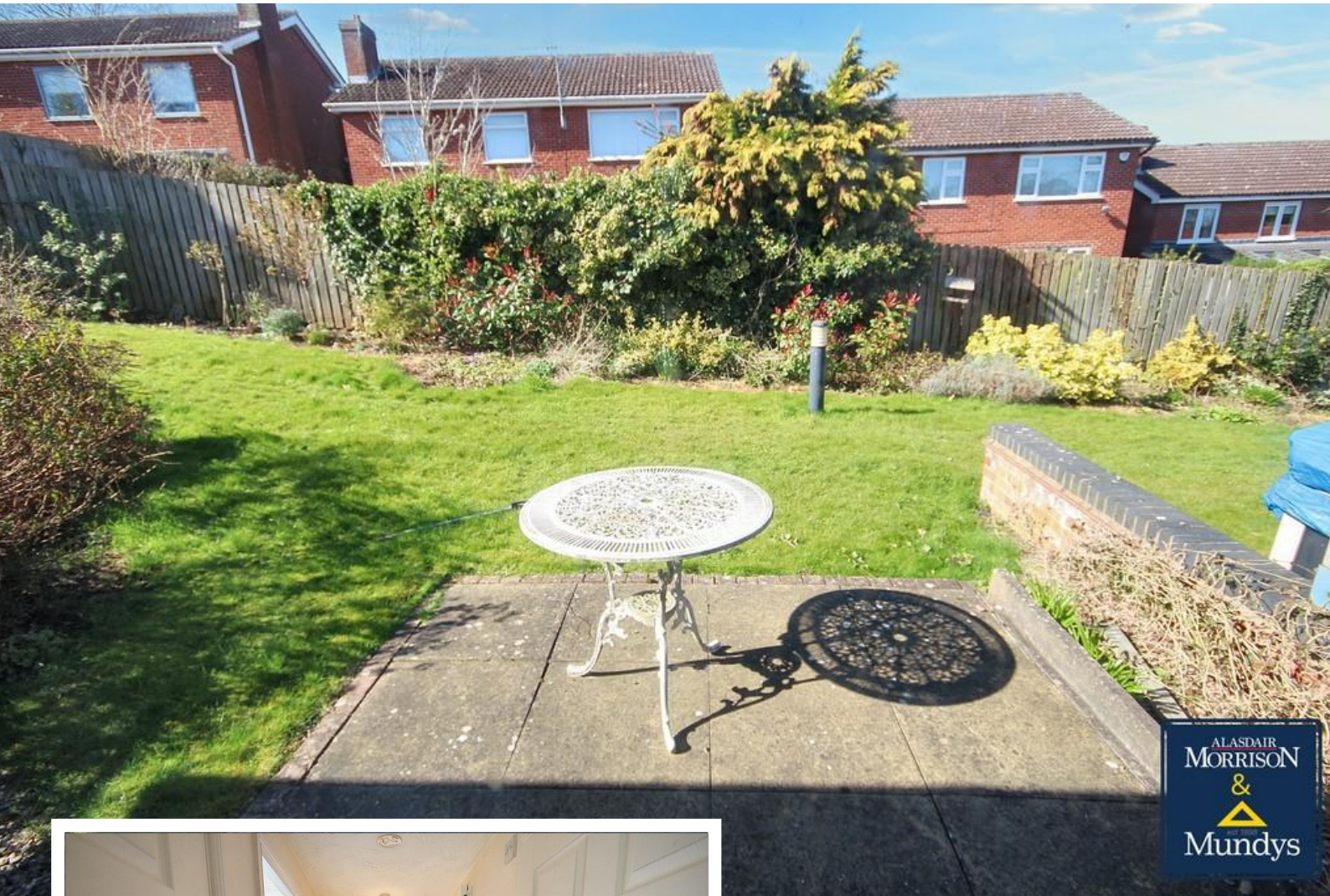
Book a Viewing

£189,000

Situated close to the centre of Southwell and the local amenities, this retirement bungalow is offered for sale with no upward chain. Located within an over 55's complex, it provides a low maintenance lifestyle with a low service charge that covers buildings insurance as well as essential repairs, including guttering, window frames, roof, paths, garden maintenance, maintenance of the hot water and heating systems and regular window cleaning for added peace of mind. The accommodation includes an entrance hallway, two bedrooms, one of which has been used as a dining room, a comfortable living room with a door leading onto a private rear patio, a well-equipped kitchen with appliances and a shower room featuring an electric shower. The property also benefits from both allocated and visitor parking, ensuring convenience for residents and guests alike.



10 Wolsey Close, Southwell, NG25 0AZ



SERVICES - Mains electricity, water and drainage. Electric heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Years Remaining on Lease - 73 years.

Annual Service Charge Amount - Approximately £1,038.12 (£86.51 pcm).

Service Charge Reviewed - Annually in January.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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 HALL

With double glazed composite door, wall mounted electric heater, access to the loft, built-in cloaks cupboard and doors to the bedrooms, shower room and to the living room.

LIVING ROOM

With uPVC double glazed windows and door onto a patio at the rear, wall mounted electric heater and door to the kitchen.

KITCHEN

Fitted with light oak style wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, freestanding washing machine, cooker and fridge freezer, tiled splash-backs, wall mounted electric heater, pantry style cupboard and uPVC double glazed window to the rear elevation.



SHOWER ROOM

With three piece suite comprising a low level WC, pedestal wash hand basin and shower cubicle with an electric shower, tiled splash-backs, tiled floor, electric shaver point, wall mounted blow heater, extractor and built-in airing cupboard housing the hot water cylinder.

BEDROOM ONE

With uPVC double glazed walking bay window to the front elevation, wall mounted electric heater and built-in wardrobes.

BEDROOM TWO

With uPVC double glazed window to the front elevation and a wall mounted electric heater.

OUTSIDE

Patio accessible from the living room, allocated and visitor parking.



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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

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 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.

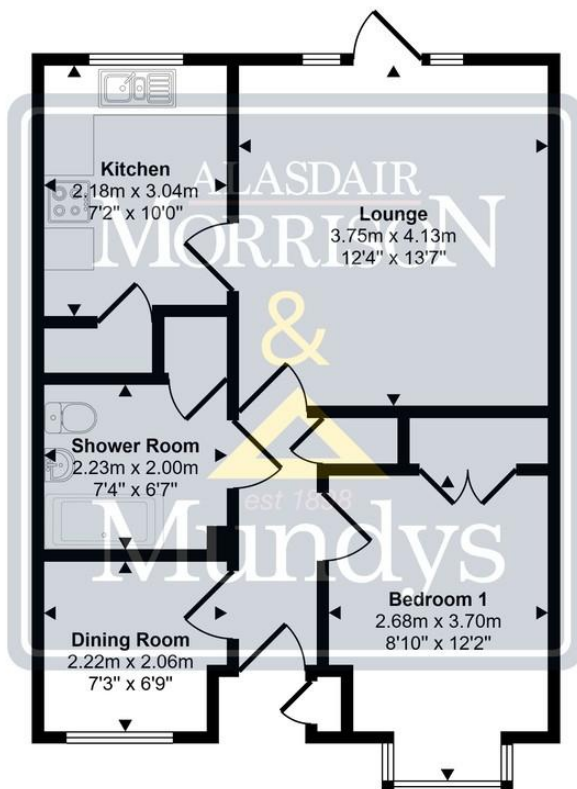
GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever 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 your self 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. OC352705. 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
49 sq m / 528 sq ft



Floorplan

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.

46 Middle Gate
Newark
NG24 1AL

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 are 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.