

22 Trinity Road
Southwell, NG25 0NP



Book a Viewing

Guide Price £335,000

No Onward Chain - Extended semi detached house situated in a quiet location on the edge of Southwell, the property benefits from accommodation including Entrance Hall, Lounge, extended Dining Breakfast Kitchen, Utility Room, Study/Office, Cloakroom/WC and a First Floor Landing leading to Three Double Bedrooms and a Bathroom. Outside this is a gravel driveway with private rear lawn garden and flagstone patio. Call 01636 813 971 to view.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ACCOMMODATION

ENTRANCE HALL

5' 9" x 15' 9" (1.75m x 4.8m) With staircase to the first floor landing, understairs storage cupboard and recess, central heating radiator and double glazed window to the side elevation.

CLOAKROOM/WC

With low level WC, pedestal wash hand basin and double glazed window to the side elevation.



LOUNGE

12' 9" x 16' 5" (3.89m x 5m) With double glazed bay window to the front elevation, radiator, fitted bookcase, fireplace recess with flagstone hearth and offering the potential to add a fire or log burner (subject to the necessary regulations).

OPEN PLAN DINING BREAKFAST KITCHEN

11' 11" x 20' 11" (3.63m x 6.38m) Dining area with double glazed Bi-fold doors to the rear garden.

Breakfast Kitchen with a range of wall and floor mounted cupboards and drawers, Zanussi oven and grill, Zanussi insert four ring gas hob with extractor over, inset sink, splash tiled to work surfaces, integrated Hotpoint dishwasher, space for an American style fridge freezer, two vertical radiators and a centre island offering additional cupboards and drawers, breakfast bar and built-in pop up power points with wireless charger.



UTILITY ROOM

5' 9" x 5' 5" (1.75m x 1.65m) With double larder cupboard, plumbing for washing machine and a wall mounted Ideal gas central heating boiler.

STUDY/OFFICE

5' 10" x 12' 1" (1.78m x 3.68m) With radiator, double glazed window to the rear elevation and ample power points with USB points.

FIRST FLOOR LANDING

With double glazed window to the side elevation.



MASTER BEDROOM

19' 4" x 9' 8" (5.89m x 2.95m) With two double glazed windows to the front elevation, radiator and ample space for the addition of fitted wardrobes.

BEDROOM 2

10' 2" x 12' 3" (3.1m x 3.73m) With double glazed window to the rear elevation and radiator.

BEDROOM 3

9' 3" x 11' 8" (2.82m x 3.56m) With double glazed window to the rear elevation and radiator.

BATHROOM

6' 11" x 8' 7" (2.11m x 2.62m) With opaque double glazed window to the side elevation, panelled bath with side screen and shower over, low level WC, vanity wash hand basin and heated towel rail.

OUTSIDE

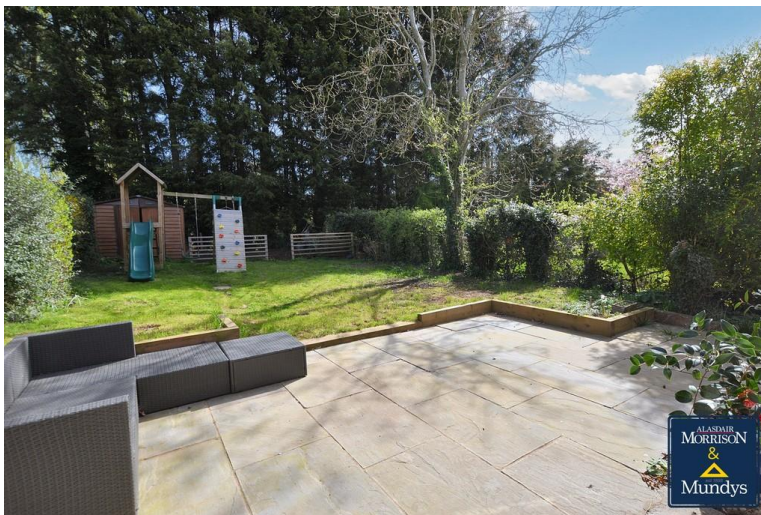
FRONT GARDEN

With a gravelled driveway to the front elevation providing off road parking for 2/3 cars and gated access to the side passageway with flagstone pathway and gravelled seating area which leads to the rear garden.

ENCLOSED REAR GARDEN

Lawn rear garden with fence and hedge boundary, private patio area, two vegetable/fruit beds and two compost bins.





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 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.

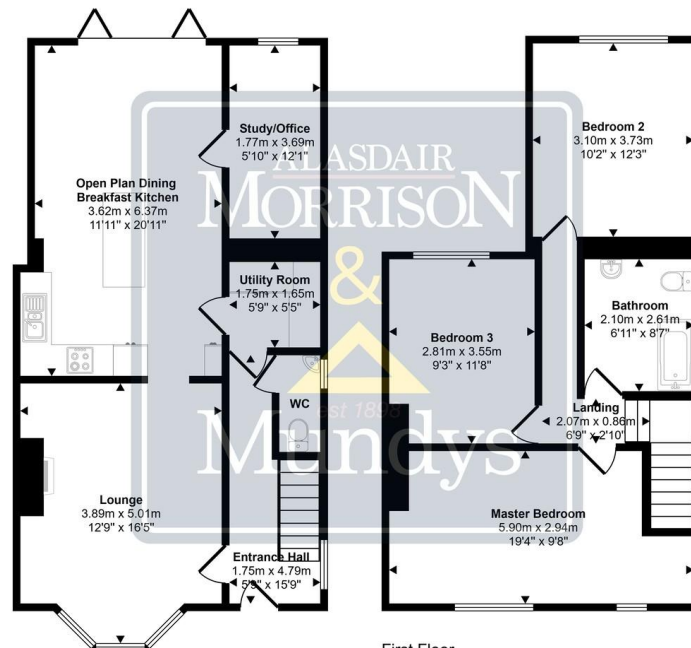
GENERAL

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.
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Approx Gross Internal Area
114 sq m / 1229 sq ft



First Floor
Approx 52 sq m / 561 sq ft

Ground Floor
Approx 62 sq m / 668 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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