



22 Dover Street
Southwell, NG25 0EZ

Guide price £200,000

No Onward Chain - Spacious mid-terraced house situated close to Southwell town centre, the ideal first time buy or investment purchase. In need of some modernisation the accommodation briefly comprises Lounge, Dining Room, Kitchen and a First Floor Landing leading to Two Double Bedrooms and Bathroom. Outside, rear enclosed garden and two outbuildings. Call 01636 813 971 to view.

SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY – Newark and Sherwood District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ACCOMMODATION

LOUNGE

11' 5" x 12' 4" (3.48m x 3.76m) Hardwood double glazed door gives access to the Lounge, with a double glazed window to the front elevation, cast iron open fireplace with feature surround and slate hearth, radiator, picture rail, coving to ceiling, meter cupboard and a hardwood door to inner hallway.

INNER HALLWAY

With stairs to the first floor landing.

DINING ROOM

10' 11" x 12' 5" (3.33m x 3.78m) With double glazed window to the rear elevation, radiator, hardwood door to the kitchen and an understairs storage cupboard with shelving.

KITCHEN

6' 7" x 12' 3" (2.01m x 3.73m) (In need of modernisation) Offering range of base and wall units, electric cooker, electric hob, plumbing for washing machine, inset sink, space for fridge freezer, radiator, Glowworm central heating boiler, double glazed window to the side elevation and a stable door to the rear elevation.

FIRST FLOOR LANDING

With access to the roof space.

BEDROOM 1

11' 7" x 12' 4" (3.53m x 3.76m) With cast iron fireplace with feature surround, double glazed window to the front elevation, radiator and recess storage cupboard/wardrobe.

BEDROOM

11' 2" x 12' 3" (3.4m x 3.73m) With double glazed window to the rear elevation, cast iron fireplace with feature surround, recessed cupboard/wardrobe and door to bathroom.

BATHROOM

6' 9" x 12' 1" (2.06m x 3.68m) Having a panelled bath with shower over, low level WC, wash hand basin with vanity storage below, radiator, double glazed window to the rear elevation and storage cupboard.

OUTSIDE

There is a block paved pathway with two rear storage sheds, cold water tap, enclosed garden with shared access to the rear of 24 Dover Street providing removal.

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

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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

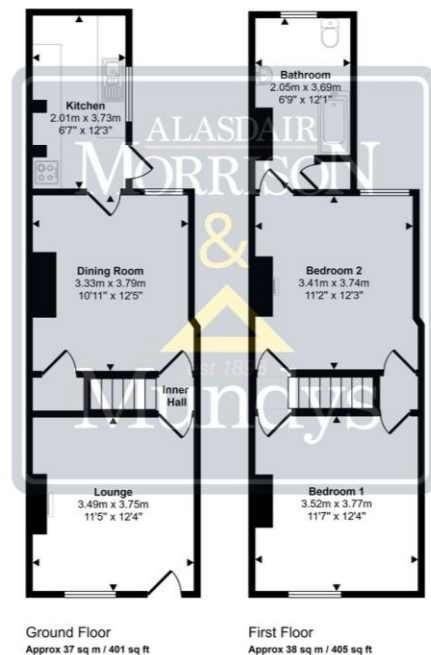
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Approx Gross Internal Area
75 sq m / 805 sq ft



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Southwell

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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 recheck the measurements.



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