



ALASDAIR
MORRISON
&
Mundys



**72 The Ropewalk,
Southwell, NG25 0AJ**

£400,000

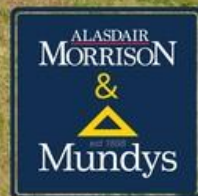
No onward chain - Traditional extended detached house situated in a central location offering easy access to Southwell town centre and its range of facilities and amenities with schools for all ages nearby. The property offers potential for extension (Subject to planning) and modernisation and briefly comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, WC and a First Floor with three Bedrooms and a Bathroom which is accessed off the Dressing Area. Outside there is a driveway which leads to a garage/workshop, lawn front garden and rear enclosed lawn garden with flower/shrub beds.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

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

ENTRANCE PORCH

With double glazed door gives access to the entrance porch with tiled flooring and double glazed door to the entrance hall.

ENTRANCE HALL

With stairs to the first floor landing, radiator, oak flooring and door to the lounge.

LOUNGE

11' 8" x 13' 3" (3.56m x 4.04m) With double glazed bay window to the front elevation, radiator, coal effect gas fire with stone surround and slate hearth.

DINING ROOM

11' 9" x 12' 10" (3.58m x 3.91m) With double glazed bay window to the rear elevation, radiator and a coal effect gas fire with marble hearth.

BREAKFAST KITCHEN

8' x 16' 1" (2.44m x 4.9m) With a range of wall and floor mounted cupboards and drawers with work surface over, splash tiled surround, inset stainless steel sink unit and drainer, electric double oven with extractor fan, space for fridge freezer, tiled flooring, under stairs storage cupboard with shelving and door to garage/workshop.

UTILITY ROOM

8' 2" x 5' 9" (2.49m x 1.75m) With double glazed door and window to the rear elevation, stainless steel sink unit and plumbing for washing machine.

WC

With WC and wash hand basin.

FIRST FLOOR LANDING

BEDROOM 1

11' 7" x 13' 6" (3.53m x 4.11m) With double glazed bay window to the front elevation and radiator.

BEDROOM 2

12' x 10' 10" (3.66m x 3.3m) With double glazed window to the rear elevation and radiator.

BEDROOM 3

7' 3" x 6' 11" (2.21m x 2.11m) With double glazed window to the front elevation and radiator.





DRESSING ROOM

6' 10" x 6' (2.08m x 1.83m) With high level double glazed window to the side elevation, radiator and leads to the bathroom.

BATHROOM

8' 3" x 8' 9" (2.51m x 2.67m) With a panel bath, pedestal wash hand basin, low level WC, double glazed window to the rear elevation, separate shower, radiator, wood paneling and airing cupboard/linen store with shelving.

WC

With low level WC, double glazed window to the side elevation and half tiled surround.

OUTSIDE

There is a blocked paved driveway for two/three cars with a lawned garden having flower/shrub borders, external light and access to the garage/workshop. Side access leads to the rear enclosed lawned garden which has flower/shrub borders and beds, raised patio/terrace, two sheds and an external tap.

GARAGE/WORKSHOP

8' 4" x 20' 4" (2.54m x 6.2m) With light, power and doors to the kitchen and utility room/boiler room.

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 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, J Walter and Callum Lyman 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 these 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 themselves and the vendors (Lessors) for whom they act as Agents given notice that:

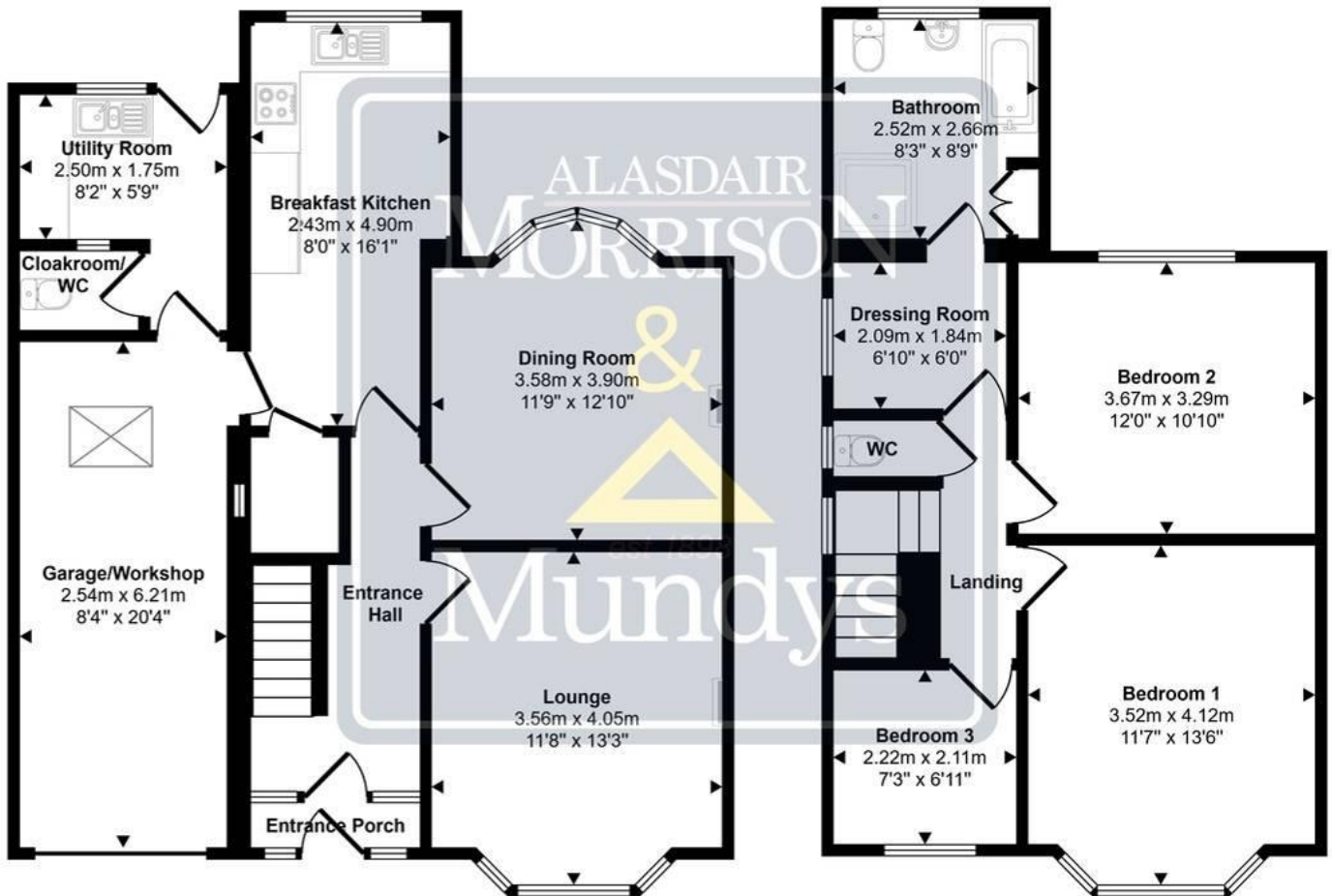
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
126 sq m / 1354 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.