



Malden, 11 Byron Gardens

Southwell, NG25 0DW



Book a Viewing!

£385,000

Offered with no onward chain and situated in a quiet location offering easy access to Southwell Town Centre, this well appointed Detached Bungalow benefits from Entrance Hall, Lounge, Breakfast Kitchen, Utility Room, Cloakroom, Two Bedrooms and Shower Room. Outside, easily maintained gardens to front and rear, driveway leading to a single garage. Viewing is recommended.





ALASDAIR
MORRISON
&
Mundys

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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 HALL

With double glazed entrance door, radiator, access to roof space and airing cupboard/linen store with shelving.

LOUNGE

14' 11" x 13' 2" (4.55m x 4.01m) With double glazed window to front elevation, coal effect gas fire with feature surround, radiator and two high level windows to side elevation.

BREAKFAST KITCHEN

10' 9" x 11' 7" (3.28m x 3.53m) With a range of wall and floor mounted cupboards and drawers with work surface, having inset sink unit, integrated larder fridge freezer, electric double oven, electric hob with extractor over, double glazed window to front elevation, radiator and door off to garage.

UTILITY ROOM

9' 9" x 5' 11" (2.97m x 1.8m) With a range of base units, work surfaces over with splash tiled surround and inset ceramic sink, plumbing for washing machine, space for a tumble dryer, double glazed door and window to rear elevation, Worcester Central heating boiler and heated towel rail.

BEDROOM 1

11' 7" x 13' 3" (3.53m x 4.04m) With double glazed window to rear elevation, fitted wardrobes with dressing table and radiator.



BEDROOM 2

11' 2" x 10' 2" (3.4m x 3.1m) With double glazed window to rear elevation, fitted wardrobes and dressing table and radiator.



SHOWER ROOM

7' 9" x 7' 9" (2.36m x 2.36m) With corner shower cubicle, low level WC, pedestal washing basin, two heated towel rails, fully tiled surround and double glazed window to rear elevation.

CLOAKROOM/WC

With low level WC, wash basin and tiled surround.

GARAGE

9' 5" x 19' 7" (2.87m x 5.97m) Having electric up-and-over door, light and power, radiator, door giving access to the main property and a door off to the utility room.

OUTSIDE

To the front of the property double gates give access to a block paved driveway with well stocked flower/shrub beds and borders and graveled for ease of maintenance. Gated side access leads to the totally enclosed rear garden with mature shrubs, graveled for ease of maintenance and external ramp to the rear door.





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 Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

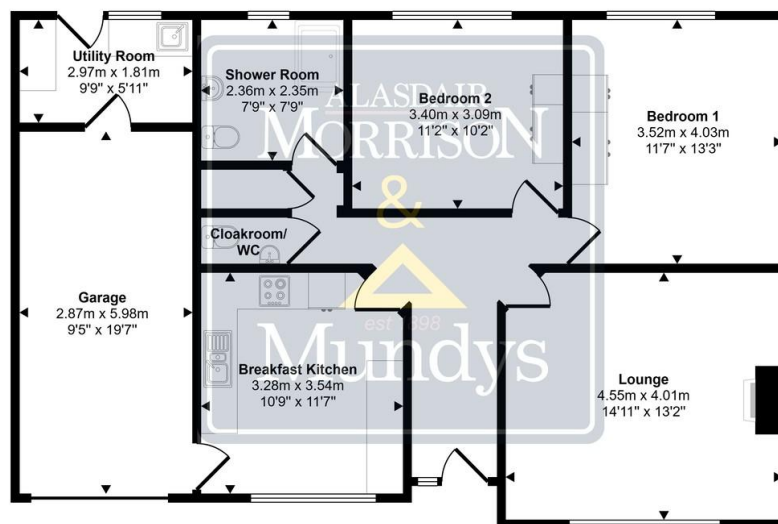
GENERAL

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.

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Approx Gross Internal Area
101 sq m / 1084 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.

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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.

