



21 Byron Gardens

Southwell, NG25 0DW



Book a Viewing!

£440,000

No Onward Chain. Well appointed Detached Bungalow situated on a corner plot with small garden, situated close to Southwell town centre with its wealth of facilities and amenities. The property comprises, Entrance Hall, Lounge, Breakfast Kitchen, Utility Room, Cloakroom/WC, Three Bedrooms and Bathroom. Loft ladder to large part boarded loft space. Outside, driveway with single garage and easily maintained garden to front, side and rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through 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.





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 the 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 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 the details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

3. 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.
4. 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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ACCOMMODATION

ENTRANCE HALL

Open fronted porch with tiled floor, double glazed door gives access to entrance hall with two radiators, and loft ladder giving access to the part boarded loft space.

LOUNGE

17' 1" x 12' 10" (5.21m x 3.91m) Dual aspect double glazed windows to front and side elevations, two radiators and coal effect gas fire with feature surround.

BREAKFAST KITCHEN

10' 8" x 12' 9" (3.25m x 3.89m) Having a range of wall and floor mounted units, roll top work surfaces over with inset stainless steel single drainer sink unit, inset four ring gas hob with extractor hood over, electric double oven, integrated fridge and freezer, splash tiling, double glazed window to side elevation, tiled floor and radiator.

UTILITY ROOM

4' 10" x 9' 5" (1.47m x 2.87m) Having single base units with roll top work surface over, inset stainless steel single drainer sink unit, double glazed door to rear garden, Worcester central heating boiler, tiled to work surface and double store cupboard.

CLOAKROOM/WC

With low level WC, wash hand basin and window to rear aspect.

BEDROOM 1

11' 9" x 16' 1" (3.58m x 4.9m) Double glazed window to front elevation and radiator.

BEDROOM 2

9' 9" x 12' 11" (2.97m x 3.94m) Double glazed window to rear elevation and radiator.

BEDROOM 3

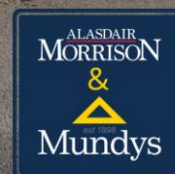
7' 5" x 9' 7" (2.26m x 2.92m) Double glazed window to rear elevation and radiator.

BATHROOM

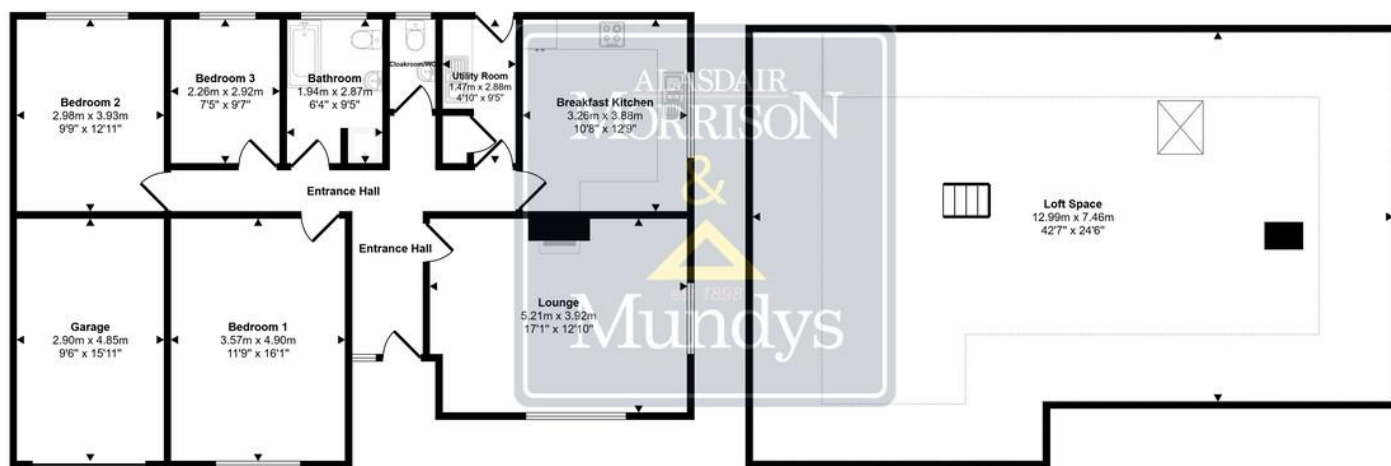
6' 4" x 9' 5" (1.93m x 2.87m) Comprising of panelled bath with separate shower unit, pedestal wash hand basin, low level WC and double glazed window to rear elevation.

OUTSIDE

Tarmac driveway to front elevation leading to single garage with roller electric door, having light and power, mature shrub beds, mature trees and Tarmac pathway which leads to the side of the property with further flower/shrub border, steps to the side of the property lead to a pedestrian access to Byron Gardens, the rear garden offers a small flagstone patio area with flower/shrub beds, external tap and external lighting.



Approx Gross Internal Area
216 sq m / 2322 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.

29 – 30 Silver Street
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LN8 3EH

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.

