

49 Fiskerton Road

Southwell, NG25 0TH



[Book a Viewing](#)

£225,000

This charming end-terraced cottage sits on the outskirts of the ever-popular town of Southwell, offering a peaceful setting while remaining within easy reach of local amenities. Available with no upward chain, it provides a rare opportunity to move in with complete peace of mind. The property is enhanced by a garage to the rear and side parking, with the additional benefits of double glazing and gas central heating for both comfort and efficiency. Inside, the ground floor flows seamlessly from the welcoming lounge into the kitchen, which in turn opens onto the cottage-style rear garden. Upstairs, you will find two well-proportioned bedrooms along with a bathroom finished in classic white. The enclosed garden at the back provides a private outdoor retreat, perfect for relaxation or entertaining. With scope for personalisation, this home offers the chance to create a space entirely tailored to your taste, all within a short distance of Southwell's shops, eateries, and parks. Blending convenience with charm, this is an ideal canvas for your next chapter—arrange a viewing today to truly appreciate its potential.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C, 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.





LIVING ROOM

16' 10" x 14' 5" (5.13m x 4.39m) uPVC double glazed door, stairs to the first floor, radiator, gas fire suite and door to kitchen.

KITCHEN

14' 3" x 8' 10" (4.34m x 2.69m) Fitted with a range of wall and base units with a worksurface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Integrated fridge, undercounter space for a washing machine, fitted oven and gas hob. Radiator, tiled floor, inset spotlights, wall mounted Baxi combination boiler, uPVC double glazed window and door onto the rear garden.

LANDING

Access to the loft with pulldown ladder, built-in storage cupboard with shelving, coving to the ceiling, doors to the bedrooms and to the bathroom.



BEDROOM ONE

11' 2" x 11' 1" plus recess (3.4m x 3.38m) uPVC double glazed window to the front elevation, laminate flooring, radiator and coving to the ceiling.

BEDROOM TWO

14' 8" x 7' 9" (4.47m x 2.36m) uPVC double glazed window to the rear elevation, radiator and coving to the ceiling.

BATHROOM

6' 1" plus door recess x 5' 7" (1.85m x 1.7m) Fitted with a white suite comprising a panelled bath with an electric shower over, low-level WC and wash handbasin within a vanity unit. Tiled walls, radiator, inset spotlights and uPVC double glazed opaque window to the rear elevation.



OUTSIDE

There is parking at the side of the property, a garage located within a block at the rear and a private gated rear garden.

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, 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 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

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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

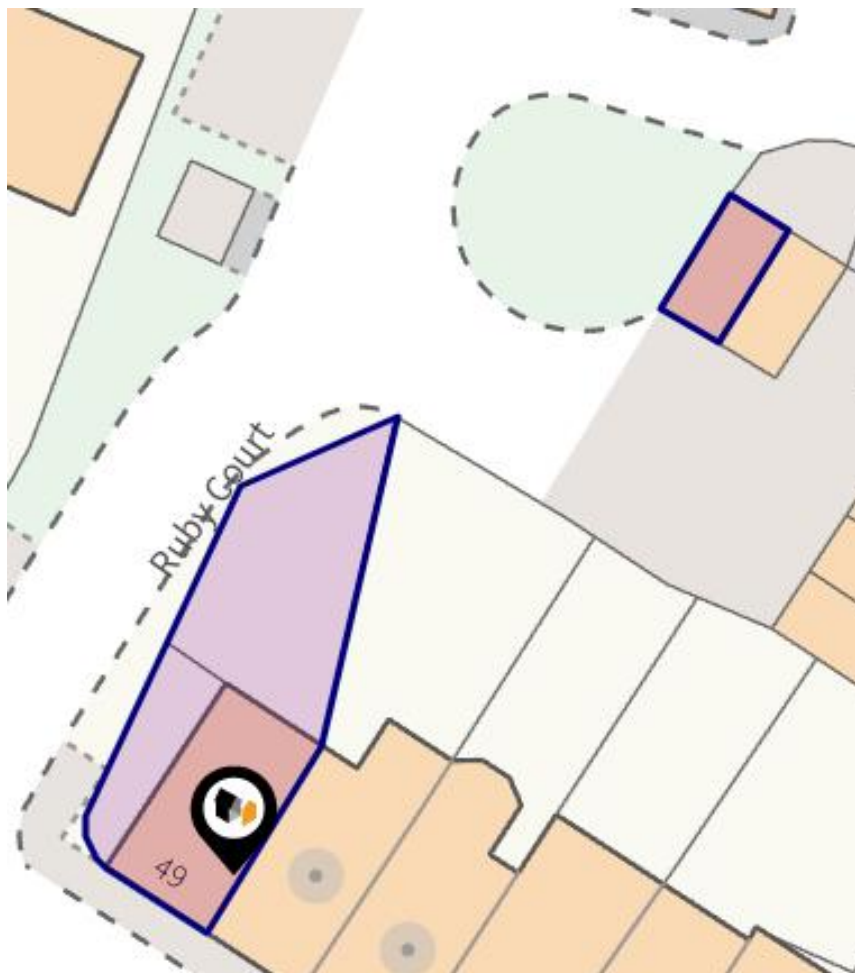
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

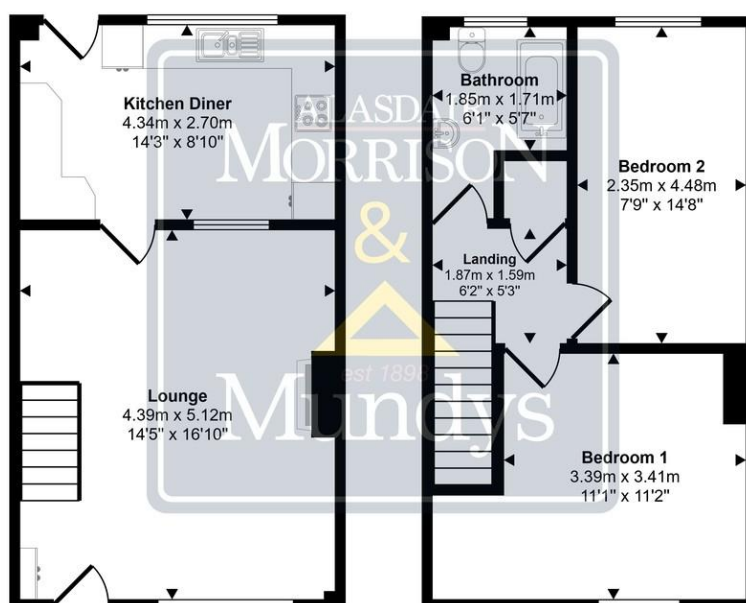
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Approx Gross Internal Area
70 sq m / 752 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft

First Floor
Approx 35 sq m / 378 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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