



## 22 Silvey Avenue Southwell, NG25 0BU



Book a Viewing

**£259,000**

Offered with No Onward Chain - Exceptionally well maintained Semi Detached Bungalow situated in this convenient location offering easy access to Southwell Town Centre with its wealth of facilities and amenities, recently decorated the accommodation includes, spacious Entrance Hall, Lounge, Kitchen with pantry, modern Shower Room and Three Bedrooms with bedroom three offering the option as a breakfast room/dining room if required. Outside, landscaped front garden with off road parking leading to a detached garage with workshop area, side gate leads to a totally enclosed and private rear garden, mainly lawn with patio area. We highly recommend an early viewing to appreciate this delightful bungalow.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Newark and Sherwood DC.

**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 side entrance door, double glazed side panel gives access to entrance hall. Large entrance hall with radiator and door off to lounge.

### LOUNGE

13' 2" x 10' 9" (4.01m x 3.28m) With double glazed window to front elevation, radiator and coal effect gas fire with feature surround.

### KITCHEN

9' 1" x 10' 8" (2.77m x 3.25m) With a range of wall and base units, gas cooker point, space for fridge freezer, worksurface with stainless steel single drainer sink unit, plumbing and fitted washing machine, splash tiled to work surfaces, double glazed window and door to side elevation, radiator and pantry with shelving and double glazed window to side elevation.

### BEDROOM 1

11' 3" x 10' 10" (3.43m x 3.3m) With double glazed window to rear elevation, two double recessed wardrobes and radiator.

### BEDROOM 2

7' 3" x 10' 8" (2.21m x 3.25m) With double glazed window to front elevation and radiator.

### BEDROOM3/DINING ROOM

7' 8" x 7' 9" (2.34m x 2.36m) With double glazed double doors to rear garden, triple wardrobe and radiator.

### SHOWER ROOM

5' 3" x 7' 5" (1.6m x 2.26m) Modern fitted suite with corner shower with drench head and hand held shower, vanity wash hand basin, low level WC, double glazed window to side elevation, heated towel rail and access to roof space.

### OUTSIDE

Double wrought iron gates give access to the landscaped front garden with side driveway providing parking for 2/3 cars. In turn leading to a garage which has an up-and-over door, double glazed window to the side elevation, door to side elevation and space for workshop area. Side door gives access to boiler room which houses the central heating boiler. Gated side access leads to the totally enclosed and private rear lawned garden and patio area.





#### WEBSITE

Our detailed web site 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](http://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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

CWHL, Callum Lyman and J Walter 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 them 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 roughly 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:

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Approx Gross Internal Area  
78 sq m / 839 sq ft



Floorplan

Approx 63 sq m / 679 sq ft

Garage

Approx 15 sq m / 160 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.

46 Middle Gate  
Newark  
NG24 1AL  
[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
[info@mundys.net](mailto:info@mundys.net)  
01673 847487

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