

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first

7 Nottingham Road  
Southwell, NG25 0LG

Asking Price £180,000





# 7 Nottingham Road

Southwell, NG25 0LG

Offered with No Upward Chain this spacious ground floor apartment has been cleverly converted but retains all of its charm and character. Ideally located offering easy access to Southwell's facilities, amenities and schools, the accommodation comprises large lounge, fitted period kitchen, two bedrooms and bathroom. Outside delightful landscaped courtyard garden with two rear stores. Benefitting from gas central heating and double glazing. An early viewing is recommended.

Offered with No Upward Chain this spacious ground floor apartment has been cleverly converted but retains all of its charm and character. Ideally located offering easy access to Southwell's facilities, amenities and schools, the accommodation comprises large lounge, fitted period kitchen, two bedrooms and bathroom. Outside delightful landscaped courtyard garden with two rear stores. Benefitting from gas central heating and double glazing. An early viewing is recommended.

## SOUTHWELL

Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School, a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate for ease of access into London in approximately 80 minutes.

## ACCOMMODATION

### GROUND FLOOR

access is gained to the rear of the property

### KITCHEN

11'7" x 7'4" (3.53 x 2.24)

composite glazed entrance door, fitted with a range of wall and floor units with hardwood 'butchers block' work surface with splash tiling, Belfast sink with mixer tap, Rangemaster oven with Rangemaster four ring gas hob and extractor over, glass display cabinets, plate rack, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled flooring, radiator, UPVc window to rear

### LOUNGE

12'5" x 12'11" (3.78 x 3.94)

electric fire in feature fireplace with oak surround and marble effect insert and hearth, radiator, UPVc double glazed sash window to front

### INNER HALLWAY







#### **BEDROOM ONE**

12'11" x 9'10" (3.94 x 3)

radiator, UPVc double glazed sash window to front

#### **BEDROOM TWO**

7'4" x 7'3" (2.24 x 2.21)

radiator, UPVc double glazed window overlooking rear garden

#### **BATHROOM**

9'0" x 6'7" (2.74 x 2.01)

white suite comprising panelled bath with mixer tap/shower attachment and glass side screen, pedestal wash hand basin with splash tiling, low level wc, tiled floor, heated towel rail, extractor fan, UPVc double glazed window to front



#### **OUTSIDE**

To the front of the property a forecourt garden. Access to the rear is gained through an archway on the corner of Westgate and Nottingham Road. The rear has a well stocked landscaped courtyard garden fully enclosed by picket fencing with paved patio and pergola over, flower borders, shrubs and trees, further gravelled beds, paved pathway and security lighting. There are also two brick built stores.

#### **LOCAL**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band

#### **SERVICES**

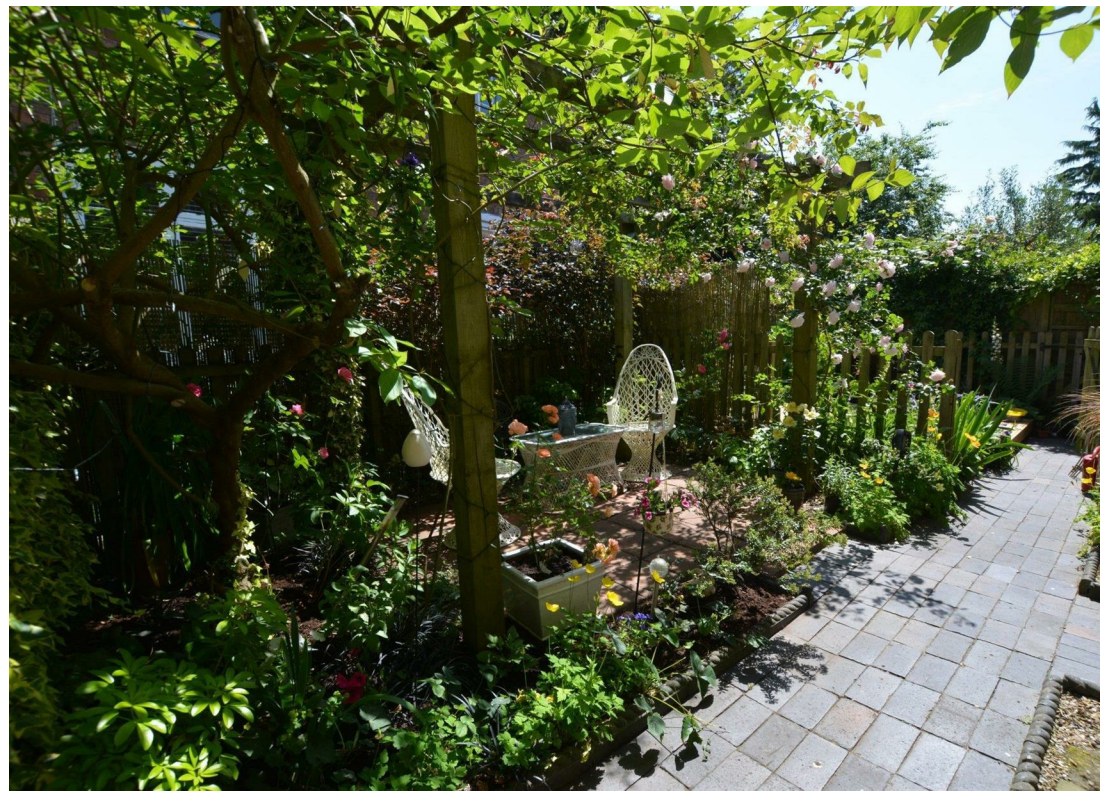
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### **TENURE**

Leasehold with vacant possession. The lease is 125 years from 19th December 2008

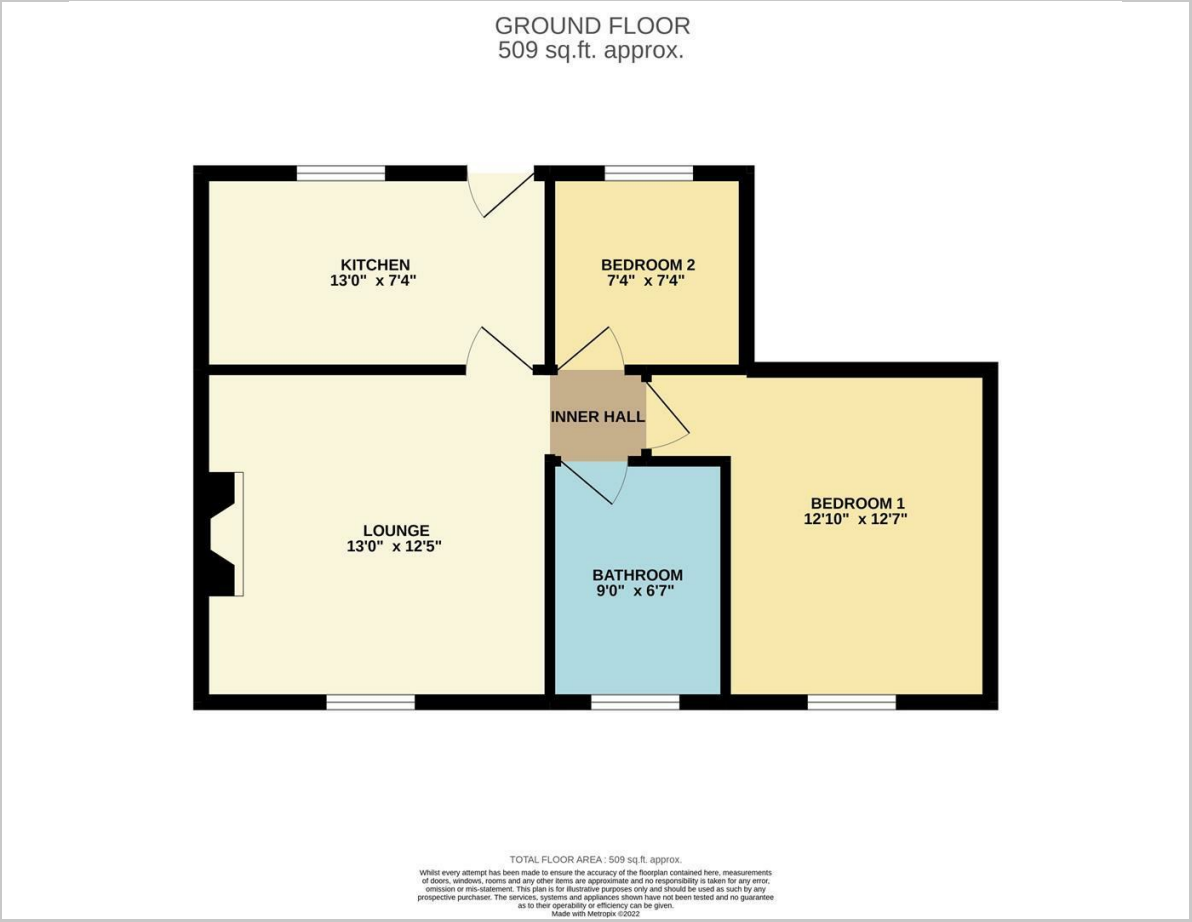
#### **VIEWING**

By appointment with the agents office.





Floor Plan



Area Map

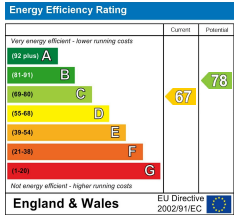


Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk  
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

