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MORRISON

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LOCAL AGENT

AND PARTNERS

Putting you and your property first



1 Nursery End
Southwell, NG25 0BY

Asking Price £295,000



1 Nursery End

Southwell, NG25 0BY

Modern two-bedroom detached bungalow in prime residential location offered with no upward chain and within easy walking distance of Southwell town centre and its amenities. Standing on a good sized plot and briefly comprising entrance hall, lounge, fitted kitchen, two good sized bedrooms, shower room and garden room, block paved driveway and garage. Upvc double glazing and gas central heating.

Entrance Hall

7'4 x 4 (2.24m x 1.22m)

UPVc door to front, wood effect flooring, radiator, central heating boiler

Lounge

15'5 x 12'6 (4.70m x 3.81m)

UPVc window to front elevation, coal effect gas fire with wooden mantle and tiled hearth. radiator, coved ceiling

Kitchen

11'0 x 7'5 (3.35m x 2.26m)

Ample range of base and wall units, stainless steel single drainer sink unit, built in oven and microwave, four ring gas hob, space for slimline fridge/freezer and integrated slimline dishwasher. Radiator, UPVc double glazed window and door

Inner Hall

Radiator, wood effect laminate floor

Bedroom One

13'3 x 9'9 (4.04m x 2.97m)

UPVc double glazed window to rear, radiator, coved ceiling





Bedroom Two
9,9 x 9'9 (2.74m, 2.74m x 2.97m)
UPVc French doors to the rear, radiator, coved ceiling, laminate flooring

Shower Room
5'6 x 5'6 (1.68m x 1.68m)
Fully tiled walls and flooring, walk in electric shower, wash hand basin, low level wc, heated towel rail, UPVc double glazed window to side, sliding door



Garden Room
18'7 x 7'5 (5.66m x 2.26m)
UPVc French doors to garden, utility area, door to garage

Garage
17'0 x 8'0
with up and over door

Outside
To the front of the property a block paved driveway leads to the attached single garage. A front lawn and side pedestrian gate give access to the fully enclosed/fenced rear garden with paved patio, lawn, shrubs and flower beds

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

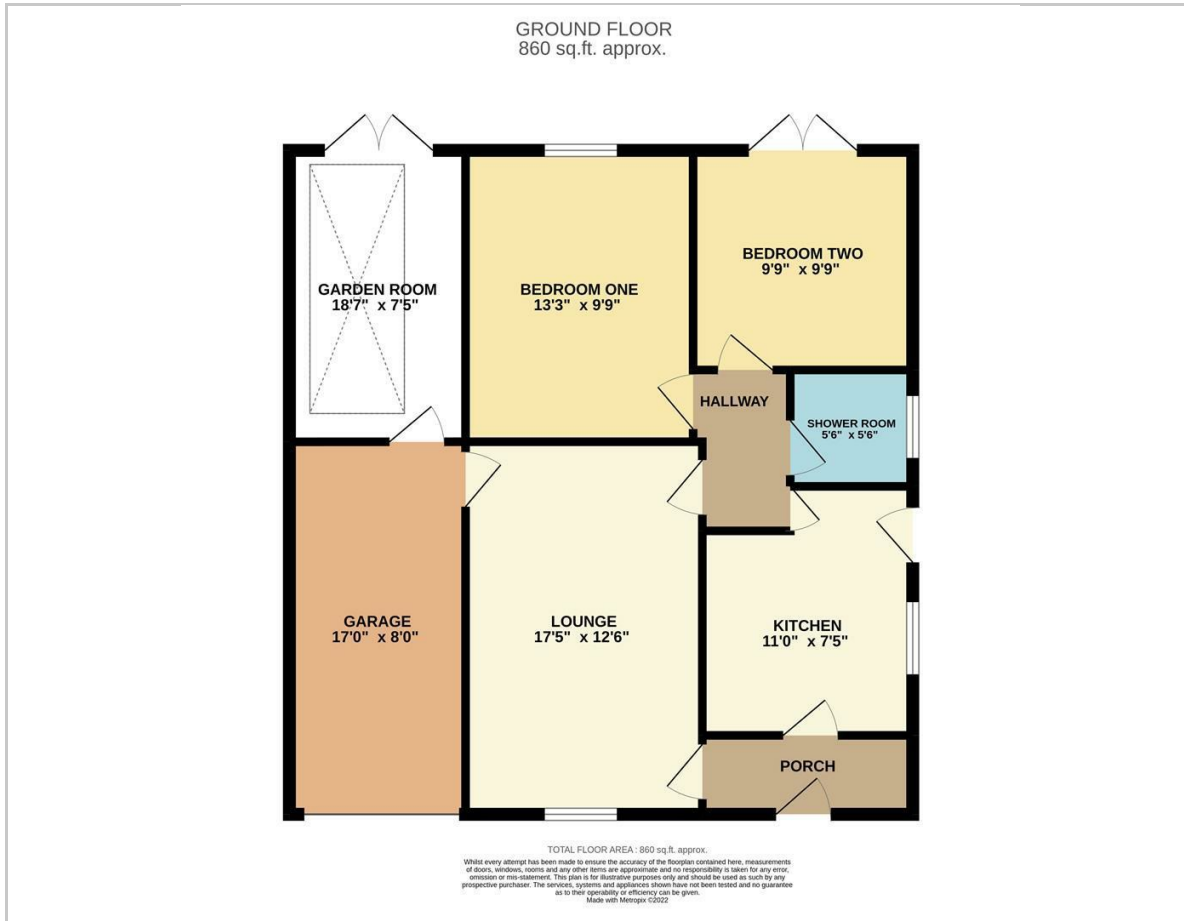
Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
Freehold with vacant possession.

Viewing Information
By appointment with the agents office.



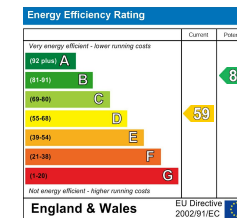
Floor Plan



Area Map



Energy Efficiency Graph



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.



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