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ALASDAIR
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LOCAL AGENT

AND PARTNERS

Putting you and your property first



7 Cavendish Avenue
Edwinstowe, NG21 9NQ

Asking Price £299,950



7 Cavendish Avenue

Edwinstowe, NG21 9NQ

Spacious Family Home, Three Double Bedrooms
*** Situated in this popular residential location in the village of Edwinstowe and offering living accommodation of 1,200 sqft this well appointed detached home offers accommodation including, entrance porch, entrance hall, large lounge, conservatory and dining room, fitted kitchen with pantry. First floor, three double bedroom and family bathroom. Outside, driveway and lawn front garden. Rear enclosed lawn garden with patio. Viewing highly recommended, call us today on 01636 813 971.

Entrance Porch

Double glazed door to the entrance porch.

Entrance Hall

Radiator. Doors off and stairs rising to the first floor.

Lounge

12'0" x 19'08" (3.66m x 5.99m)

Leaded double glazed window to the front elevation. Radiator. Coal effect gas fire. Double glazed single panel door to;

Conservatory

11'05" x 10'09" (3.48m x 3.28m)

Brick base with double glazed surround. Double glazed double doors to the rear garden.

Dining Room

7'10" x 14'04" (2.39m x 4.37m)

Leaded double glazed window to the side and front elevations. Radiator. Fitted cupboards.

Kitchen

12'0" x 9'10" x 6'06" (3.66m x 3.00m x 1.98m)

Fitted with a range of wall and base units surmounted by a worksurface inset with stainless steel single drainer sink unit. Electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. Shelved pantry. Dryer space. Splash back tiling to walls. Double glazed window to the rear elevation and double glazed door to the side.

First Floor Landing

Loft access with loft ladder. Airing cupboard. Double glazed window to the side elevation.





Bedroom One
13'05" x 10'02" (4.09m x 3.10m)
Radiator. Double glazed window to the rear elevation. Recessed wardrobe housing Potterton central heating boiler.

Bedroom Two
12'0" x 9'06" (3.66m x 2.90m)
Radiator. Recessed wardrobe. Leaded double glazed window to the front elevation.

Bedroom Three
8'0" x 11'08" (2.44m x 3.56m)
Radiator. Recessed wardrobe. Double glazed window to the front elevation.

Bathroom
8'0" x 6'06" (2.44m x 1.98m)
Fitted with a suite comprising bath with shower over, pedestal wash hand basin and low flush WC. Radiator. Opaque double glazed window to the rear elevation. Splash back tiling to walls.

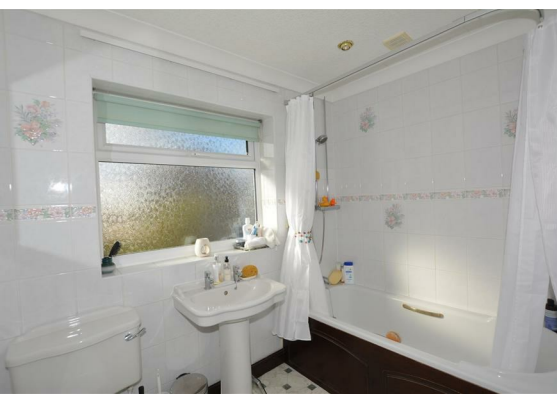
Outside
Off road parking to the front of the property with a lawned area and flower and shrub borders. Side gated access to the rear with side store. The rear garden is enclosed with a fence perimeter and is laid mainly to lawn with flower and shrub borders and a flagstone patio area. Outside tap and shed.

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

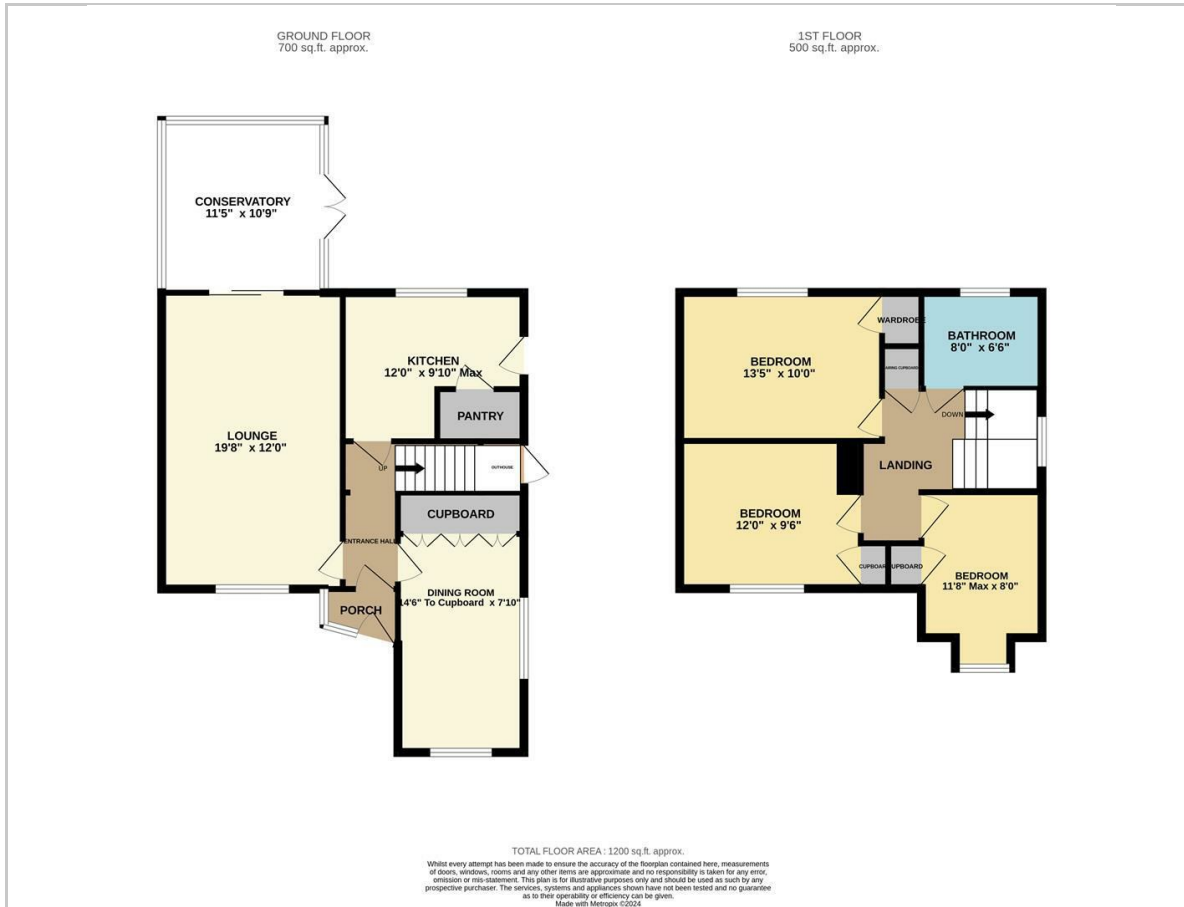
Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
Freehold with vacant possession.

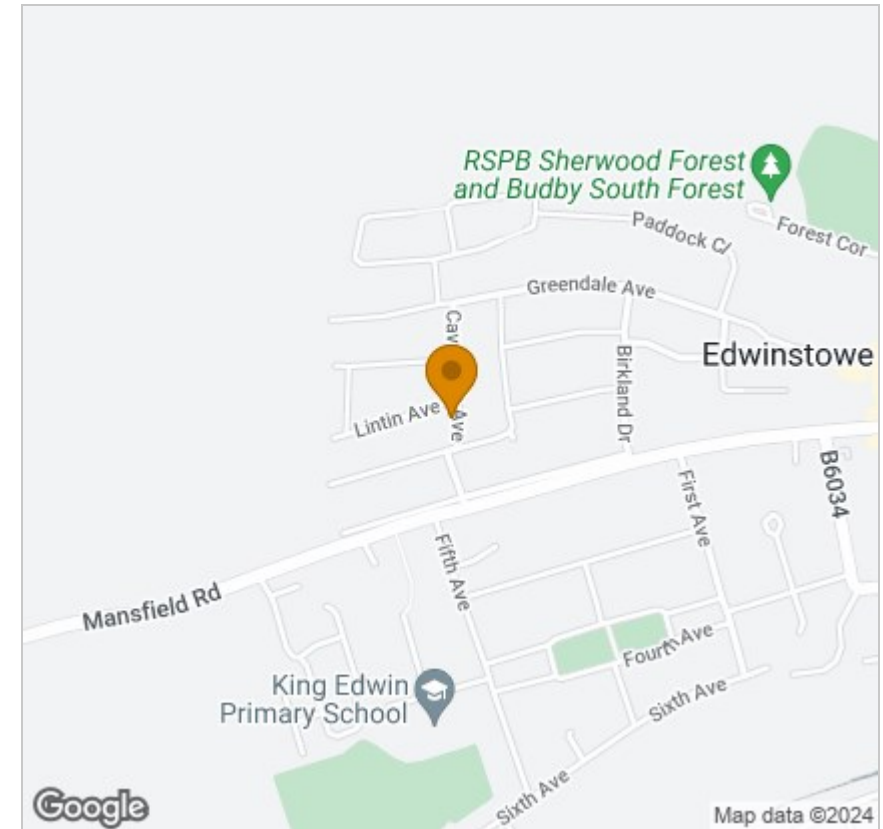
Viewing
By appointment with the office, call 01636 813971.



Floor Plan



Area Map

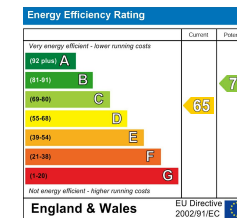


Viewing

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



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