

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



2 Wolsey Close  
Southwell, NG25 0AZ

£215,000



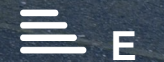
2



1



1



E



## 2 Wolsey Close

Southwell, NG25 0AZ

An exceptionally well presented retirement bungalow centrally located in Southwell providing convenient access to the local facilities and amenities including Doctors, Co-Op and wide range of shops in the town. The accommodation extends to spacious lounge with door to the rear garden, modern fitted kitchen with pantry cupboard, newly fitted bathroom and two bedrooms. Maintained gardens to the front and rear. Electric heating. Allocated parking to the front with additional visitors parking. Available with no upward chain. Over 55's complex, 99 year lease from 1st January 1999 which can easily be extended.

### Porch

Recessed cupboard which houses the electricity meter, Open fronted porch with glazed door to;

### Entrance Hall

8'04" x 4'03" (2.54m x 1.30m)

Door to airing cupboard housing the water tank. Electric radiator. Doors off.

### Lounge

18 x 11'10" (5.49m x 3.61m)

Double glazed windows to the side elevation and double glazed door to outside. Fireplace with electric fire and marble surround and hearth. The property has the benefit of a telephone point which is connected to a 24/7 monitoring system to provide protection for the homeowner in case of any emergency. Electric radiator.

### Kitchen

11'03" x 7'10" (3.43m x 2.39m)

Recently fitted with a range of wall and base units surmounted by a work surface inset with one and a half bowl stainless steel sink and drainer (water meter under sink). Integrated appliances include fridge-freezer, dishwasher, washing machine/dryer, Neff electric oven with built-in microwave over, induction hob and extractor over. Electric radiator. Splash back tiling to walls. tiled floor. Pantry cupboard with electric point and shelving.







**Bedroom One**  
11' x 10'09" (3.35m x 3.28m)  
Double bedroom with built in wardrobes.  
Electric radiator. Double glazed window to the rear elevation.

**Bedroom Two**  
7'0" x 11' (2.13m x 3.35m)  
Single bedroom with electric radiator. Double glazed bay window to the front elevation.

**Bathroom/Wet Room**  
8'03" x 6'05" (2.51m x 1.96m)  
Recently fitted and comprising vanity wash hand basin, walk-in electric shower and low flush WC. Heated towel rail. Splash back tiling to walls and tiled floor. Extractor fan. Double glazed window to the front elevation.

**Outside**  
Allocated parking space to the front with shared visitor spaces. To the rear of the property is a maintained communal garden with patio area.

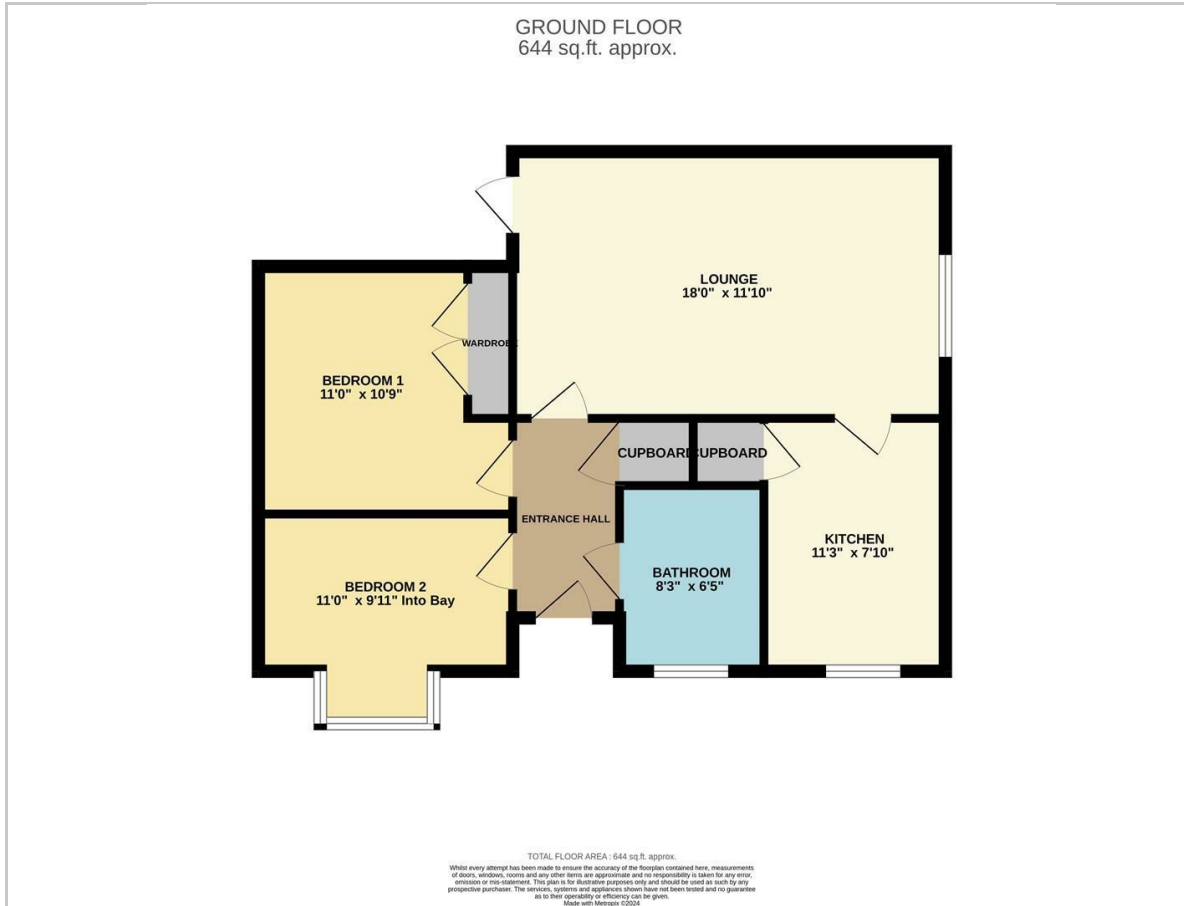
**Local Authority**  
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

**Tenure**  
Leasehold with vacant possession. 99 year lease from January 1st 1999 which can be extended. Service charge to include ground rent £78.90 PCM payable to Nottinghamshire Community Housing. All external repairs like gutters, TV aerial, window frames, roof, paths etc are maintained and covered in the service charge. The charge includes garden maintenance and window cleaning on a regular basis.

**Viewing Information**  
By appointment with the office, call 01636 813971.

**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. Broadband can be connected.

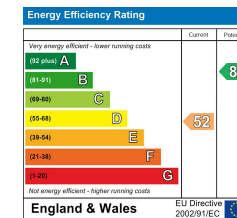
## Floor Plan



## 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.



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

