

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



2 Mayhill
Southwell, NG25 0BE

Guide Price £245,000



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2 Mayhill

Southwell, NG25 0BE

Situated in a quiet cul de sac location and offered with No Upward Chain this well appointed semi detached house is conveniently located for Southwell Town Centre and is offered on the basis of an 85% share with a rental of £69.13 pcm which includes buildings insurance and service charge.

Accommodation includes entrance hall, inner hall, lounge, dining/kitchen with utility off and downstairs cloakroom/wc. First floor, three bedrooms and bathroom. Outside, parking to the front for two cars with small garden area. Side gated access leads to an enclosed rear lawn garden with patio area.

Entrance Hall

Double glazed door to Front. Radiator.

Inner Hall

Understairs storage and stairs rising to the first floor.

Lounge

12'07" x 10'07" (3.84m x 3.23m)

Radiator. Double glazed window to the front elevation.

Dining Kitchen

13'0" x 10'07" (3.96m x 3.23m)

Fitted with a range of wall and base units surmounted by a worksurface inset with sink and drainer. Electric cooker point and space for fridge. Radiator. Splash back tiling to walls. Extractor fan. Space for dining table. Baxi central heating boiler. Double glazed window to the rear elevation.

Utility Room

10'0" x 6'0" (3.05m x 1.83m)

Plumbing for washing machine. Radiator. Glazed panel door to the rear elevation.

Cloakroom

4'10" x 2'11" (1.47m x 0.89m)

Low flush WC and wash hand basin. Radiator. Double glazed window to the rear.





First Floor Landing

Loft access. Airing cupboard with shelving. Doors off.

Bedroom One

11'09" x 9'01" (3.58m x 2.77m)

Double wardrobe. Radiator. Double glazed window to the rear elevation.

Bedroom Two

10'11" x 10'06" (3.33m x 3.20m)

Double wardrobe. Radiator. Double glazed window to the front elevation.

Bedroom Three

8'01" x 7'09" (2.46m x 2.36m)

Overstairs cupboard. Radiator. Double glazed window to the front elevation.

Bathroom

7'05" x 5'07" (2.26m x 1.70m)

Fitted with a suite comprising panelled bath, pedestal wash hand basin and low flush WC. Splash back tiling to walls. Radiator. Extractor fan and shaver point. Double glazed window to the rear elevation.

Outside

To the front there is a lawned area and double driveway with a path leading to the front door. The rear garden is enclosed on all sides and laid to lawn with a slabbed and gravelled patio area.

Local Authority

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

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.

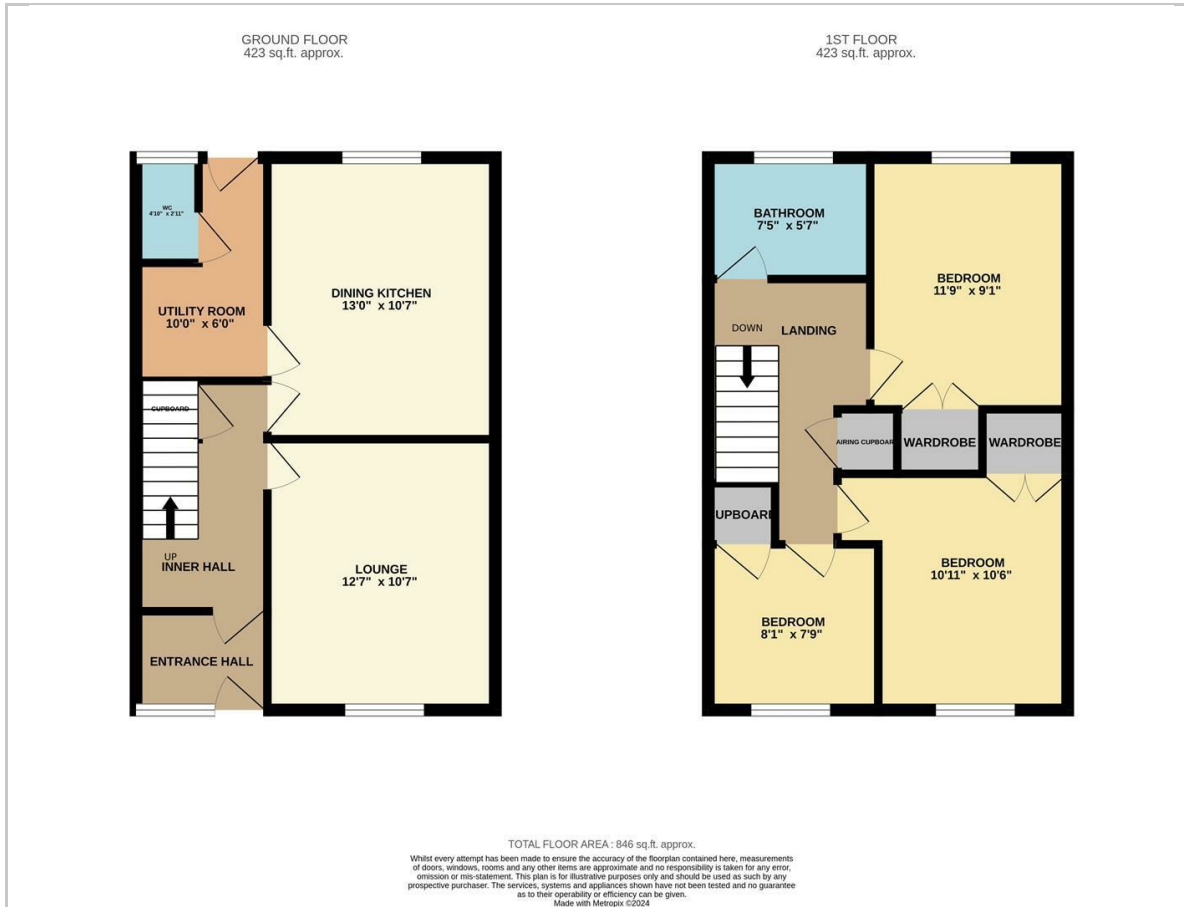
Tenure

Leasehold - share of freehold
85% ownership - £69.13 per month payable to NCHA.

Viewing Information

By appointment with the office, call 01636 813971.

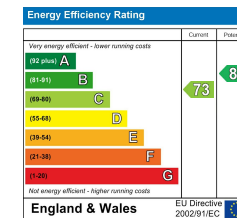
Floor Plan



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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