

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

LAND PARTNERS

Putting you and your property first

ALASDAIR  
MORRISON  
LAND PARTNERS  
For Sale  
SOUTHWELL OFFICE  
01636 813671  
www.amorrison.co.uk

NO. 53  
& 55

57

57 Easthorpe  
Southwell, NG25 0HY

£205,000



2



1



1



D

## 57 Easthorpe

Southwell, NG25 0HY

Ideal First Time Purchase or Investment Property\*\*\*

Charming mid terrace cottage set in a popular location and offering easy access to the town centre of Southwell, which has been redecorated throughout. The accommodation comprises of fitted kitchen, lounge and bathroom with shower. To the first floor are two good sized bedrooms. EPC rating D. NO UPWARD CHAIN.

### 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, (which is within walking distance of 57 Easthorpe) 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 (only 6 miles/20 minutes away) for ease of access into London in approximately 80 minutes.

### Living Room

14'0" x 9'09" (4.27m x 2.97m)

Entrance door opening into the living room. Exposed beams to ceiling. Fitted electric fire. Meter cupboard. Double panel radiator. Window to the front elevation.

### Kitchen

10'03" x 8'03" (3.12m x 2.51m)

Fitted kitchen with wall and base units surmounted by a birch effect worksurface inset with single drainer stainless steel sink unit. Electric oven and hob. Single panel radiator. Door to side passage. Staircase off. Window to the rear elevation.





#### **Rear Lobby**

Giving access to the bathroom.

#### **Bathroom**

6'07" x 5'06" (2.01m x 1.68m)

Fitted with a white suite comprising panelled bath, low flush WC and pedestal wash hand basin. Single panel radiator. Window to the side elevation.

#### **First Floor Landing**

Doors off.

#### **Bedroom One**

14'01" x 13'0" max (4.29m x 3.96m max)

With airing cupboard housing the hot water cylinder with immersion heater and slatted shelving. Single panel radiator. Window to the front elevation.

#### **Bedroom Two**

10'06" x 8'05" (3.20m x 2.57m)

Single panel radiator. Window to the rear elevation.

#### **Outside**

The property directly fronts onto Easthorpe where unrestricted on street parking is available. A covered passageway leads to the side entrance with a small storage area to the rear.

#### **Local Authority Southwell**

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

#### **Services Southwell**

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 Southwell**

Freehold with vacant possession.

#### **Viewing Southwell**

By appointment with the office, call 01636 813971.

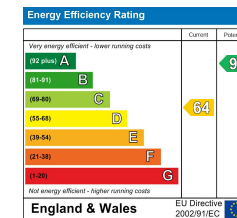
## Floor Plan



## 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.



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

