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Bramble Cottage 2 Cooks Lane
Southwell, NG25 0PD

Guide Price £325,000



Bramble Cottage 2 Cooks

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Situated on the edge of Southwell, Bramble Cottage offers the ideal opportunity to modernise this delightful three story cottage and make the home of your dreams. Offered with no upward chain this charming property offers superb field views to rear and private front and rear gardens. The ground floor accommodation includes, entrance hall, lounge with Inglenook fireplace and log burner, kitchen with rear ground floor bathroom and store/utility room. First floor, main bedroom, first floor bathroom, second floor, two further bedrooms.

We highly recommend an early viewing of this perfect property for anyone looking to modernise their next home. Call 01636 813 971 today.

Entrance Hall

4'03" x 4'0" (1.30m x 1.22m)

Hardwood door opens to the hallway with quarry tiled floor. Stairs rising to the first floor. Doors off.

Lounge

12'06" x 18'0" (3.81m x 5.49m)

Beams to ceiling. Radiator. Large inglenook fireplace with log burning stove and flagstone hearth. Multi-panel glazed window to the front elevation and double doors leading to the rear garden.

Kitchen

10'0" x 15,08" (3.05m x 4.57m, 2.44m)

Fitted with a range of wall and base units surmounted by a roll top work surface with undermounted Belfast sink. Electric oven and hob with extractor over. Space for fridge and freezer. Radiator. Understairs storage. Multi-panel glazed window to the front elevation. Wall mounted gas boiler. Quarry tiled floor and splash back tiling to walls.

Rear Lobby

Double glazed window to the rear elevation.

Utility Area

3'0" x 4'05" (0.91m x 1.35m)

Plumbing for washing machine. Side window.





Bathroom
6'09" x 7'10" (2.06m x 2.39m)
Fitted with a suite comprising ball and claw foot bath, low flush WC and pedestal wash hand basin. Tiled walls and floor. Radiator. Glazed window to the rear elevation. Downlights inset to ceiling.

First Floor Landing
Picture window. Stairs rising to the 2nd floor. Door off.

Bedroom One
12'05" x 13'07" (3.78m x 4.14m)
Multi-panel glazed window to the front elevation. Beams to ceiling. Radiator. Feature cast iron fireplace.



Bathroom
13'02"x 6'10" (4.01mx 2.08m)
Fitted with a suite comprising panel bath, low flush WC and pedestal wash hand basin. Radiator. Overstairs cupboard. Multi-panel glazed window to the front elevation. Beam to ceiling. Extractor fan. Splash back tiling to walls.

Second Floor Accommodation

Bedroom Three
15'09" x (4.80m x)
Glazed window to the front elevation and picture window to the side. Stairs down to;

Bedroom Two
14'0" x 12'06" (4.27m x 3.81m)
Radiator. Glazed window to the rear elevation.

Outside
To the front steps lead up to the lawned garden with flower and shrub borders. The lawned rear garden, which is a blank canvas, is enclosed on all sides and has wonderful views over open fields.

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

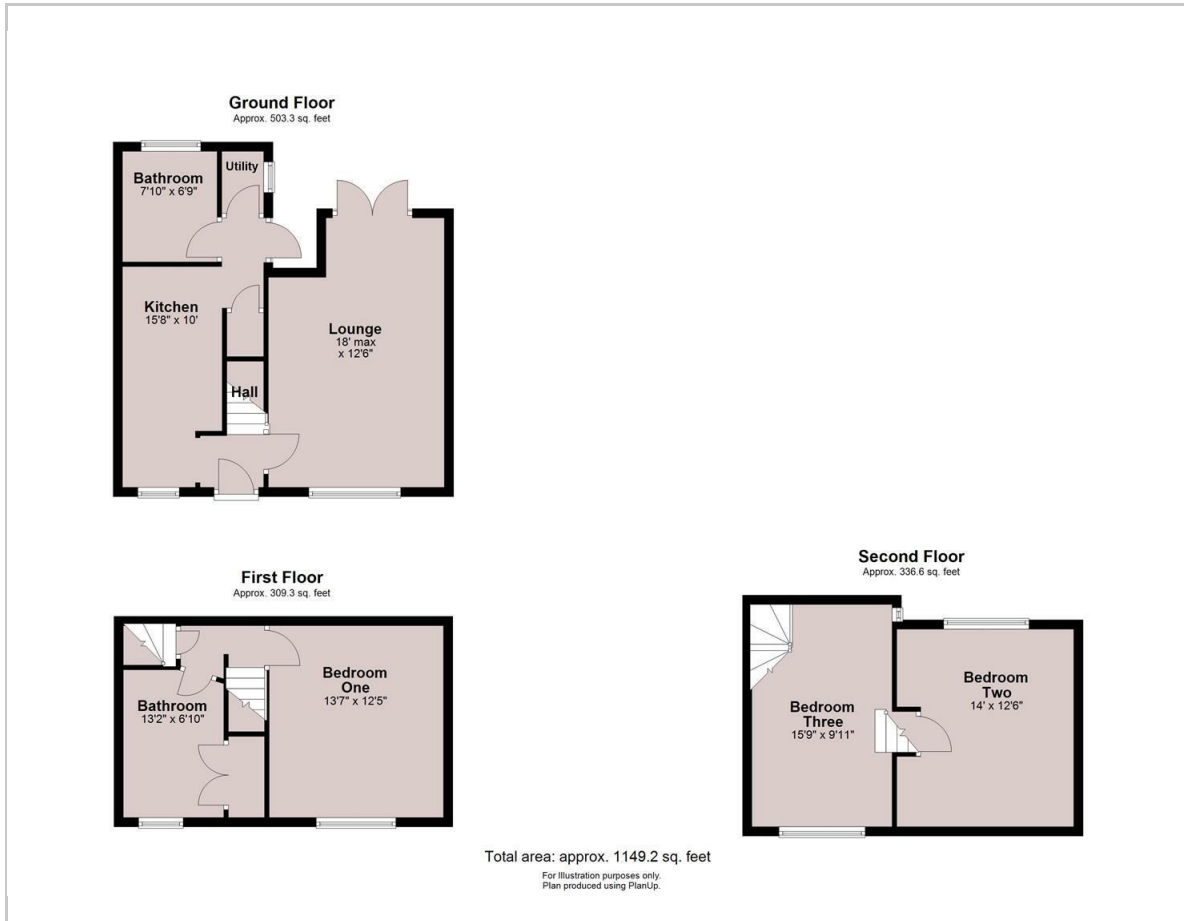
Services
Electricity, gas and water are connected to the property. No mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
Freehold with vacant possession.

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



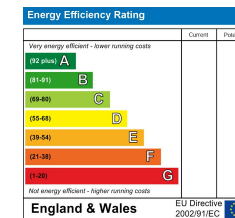
Floor Plan



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.

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