



3 Westgate, Southwell, Nottinghamshire,
NG25 0JN

Guide Price £349,950

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Character Home
- Central Location
- Fitted Kitchen
- 3 Bedrooms, Mezzanine Study
- Small Rear Courtyard
- Southwell Minster Views
- 2 Reception Rooms
- 1st Floor Bathroom
- No Upward Chain
- Viewing Recommended!

An attractive double fronted period home, occupying a highly convenient and central location and with views over Southwell Minster from the rear.

The property will no doubt appeal to those looking for a character period home in the heart of this historic minster town, and viewing is highly recommended to appreciate the deceptive level of accommodation which in brief comprises an entrance hall, 2 well-proportioned reception rooms, a fitted kitchen, 3 1st floor bedrooms and a bathroom plus a useful mezzanine 2nd floor, an ideal home office!

From 1 of the bedrooms and small balcony provides superb views over the Minster behind, whilst outside, to the rear of the property is a small, walled courtyard garden.

Viewing is highly recommended to appreciate the space and location of this unique period home.

ACCOMMODATION

A part glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With central heating radiator, staircase rising to the first floor and doors to rooms including a door into the lounge.

LOUNGE

A well proportioned reception room located at the front of the property with coved ceiling, a central heating radiator and a secondary glazed sliding sash window to the front elevation. A door leads into the dining room.

DINING ROOM

With two exposed timber ceiling beams, wood panelling to the walls, a chimney breast with exposed brick surround and timber mantle plus a comprehensive range of bespoke fitted bookcases with shelving and storage.

KITCHEN

The kitchen is fitted with a range of cream fronted shaker style units with tiled splashbacks, granite effect rolled edged work tops and a ceramic sink with swan neck mixer tap. There are multiple spaces for appliances including space for a range style cooker with fixed extractor hood over, plumbing for a washing machine and dishwasher. There is a door and staircase leading down to the cellar, a built in double storage cupboard, downlights to the ceiling,

central hearing radiator, windows to both the side and rear elevations plus a stable door onto the rear courtyard.

CELLAR

Accessed via a door from the kitchen.

FIRST FLOOR LANDING

With staircase rising to the mezzanine floor above, a useful built-in storage cupboard housing the central heating boiler, and doors to rooms.

BEDROOM ONE

A spacious double bedroom with access hatch to the roof space (which has boarding and a light) stripped wooden flooring, a central heating radiator, cornicing and a secondary glazed sliding sash window to the front elevation.

BEDROOM TWO

A double bedroom with stripped wooden flooring, central heating radiator, a sliding sash secondary glazed window to the front elevation, a fitted double wardrobe and a built-in storage cupboard.

BEDROOM THREE

With stripped wooden flooring, 2 central heating radiators, two double glazed windows to the side elevation and one to the rear elevation with views across Southwell Minster. Double French doors lead onto a decked balcony, again enjoying views over the Minster.

BATHROOM

Fitted with a traditional suite in white including pedestal wash basin with hot and cold taps, a high cistern toilet with ornate chrome brackets and a roll top bath with hot and cold taps and mains fed shower above. Chrome and white towel radiator, extractor fan and spotlights to the ceiling, built-in bathroom storage and a double glazed window to the rear overlooking the Minster.

MEZZANINE

With a double glazed dormer window to the rear elevation, a Velux rooflight and stripped wooden flooring.

COURTYARD GARDEN

A gate at the front of the property leads along the side to a small courtyard style garden to the rear.

COUNCIL TAX BAND

The property is currently registered as council tax band C

TO ARRANGE A VIEWING

Viewing Information - By appointment with the selling agents.

To arrange a viewing during normal office hours please call us on 01636 816 200.

For out of hours please either leave a voicemail or email southwell@richardwatkinson.co.uk and we will respond to your enquiry as soon as possible the following working day.

SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

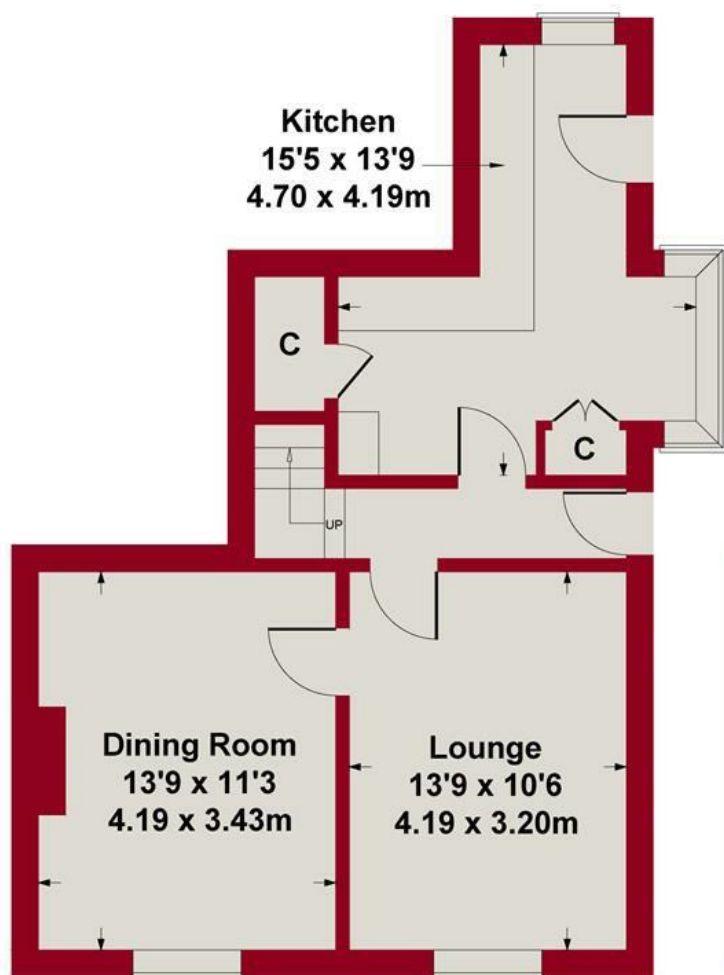








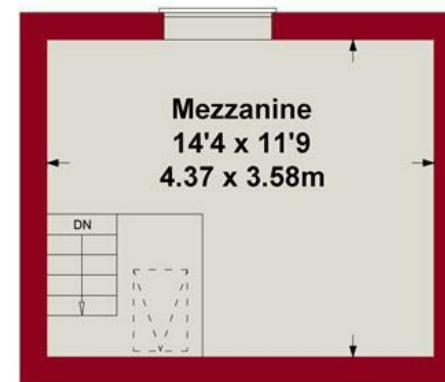
Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR



FIRST FLOOR



MEZZANINE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



RICS



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