



16 Wolsey Close, Southwell, Nottinghamshire,
NG25 0AZ

£240,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Chalet Style Bungalow
- Close to Amenities
- Fitted Kitchen
- Ground Floor Wetroom
- En Suite Shower Room
- Convenient Living
- Lounge with Fireplace
- Dining Room/Ground Floor Bedroom
- Large 1st Floor Bedroom
- Parking and Communal Gardens

A superb opportunity to purchase 1 of the larger homes on this popular and convenient development, available specifically for the over 55's and offering low maintenance living, close to the wide range of amenities on offer in this popular Minster town.

The property benefits from uPVC double glazing and accommodation over 2 floors including an entrance hall with storage, a lovely lounge with Adam style fireplace, a fitted kitchen and useful ground floor wet room plus a further room, currently used as a 2nd reception room but also providing the 2nd bedroom if required. To the 1st floor is a fantastic bedroom, particularly spacious and including built-in double wardrobes and a useful en suite shower room.

Outside the property includes an allocated parking space, whilst visitor parking is also available. The property overlooks a delightful and landscaped garden to the rear including a paved patio seating area, all of which is maintained under the monthly service charge.

ACCOMMODATION

A half panelled entrance door with decorative stained glass leaded panel leads into the entrance hall.

ENTRANCE HALL

With spindled staircase rising to the first floor plus useful understairs storage cupboard, an electric radiator, coved ceiling and doors leading into rooms including a glazed door leading to the lounge.

LOUNGE

A well proportioned reception room with coved ceiling, electric radiator, UPVC double glazed window to the front aspect and a feature Adam style fireplace with marble insert and hearth housing a coal effect electric fire.

KITCHEN

Fitted with a range of matching base and wall cabinets with roll edge worktops, tiled splashbacks, an inset 1 1/2 bowl sink with swan neck mixer tap and space for appliances including an electric cooker point and plumbing for a washing machine. There is an electric radiator, UPVC double glazed window to the rear elevation and extractor fan to the ceiling.

DINING ROOM/GROUND FLOOR BEDROOM

A versatile room with electric radiator and glazed French door onto the rear garden.

GROUND FLOOR WET ROOM

Fitted in white with a comfort height toilet, a wall mounted wash basin with hot and cold taps and a shower area with electric Triton shower. White towel radiator, tiled walls and extractor fan to the ceiling.

FIRST FLOOR LANDING

With a door into bedroom one.

BEDROOM ONE

A large double bedroom with UPVC double glazed dormer window to the front aspect, an electric radiator, airing cupboard housing the electric hot water cylinder plus two built-in double wardrobes with hanging rails and shelving.

EN SUITE SHOWER ROOM

Fitted in white with a close coupled toilet, pedestal wash basin with hot and cold taps and a shower enclosure with glazed folding door and electric shower. Tiling for splashbacks, white towel radiator, Velux skylight with blind, electric shaver point and storage cupboard with slatted shelving and hanging rail.

PARKING AND GARDENS

The property features a designated parking spot to the front whilst to the rear of the property there is an attractive garden area comprising patio area giving way to a communal lawned area.

COUNCIL TAX BAND

The property is registered as council tax band C

SERVICE CHARGE ESTIMATE 2024

The new monthly estimate from 1st January 2023 is shown as £88.90 per month to include a management charge, communal window cleaning, maintenance of the communal areas, buildings insurance, and CCTV/Smart charge.

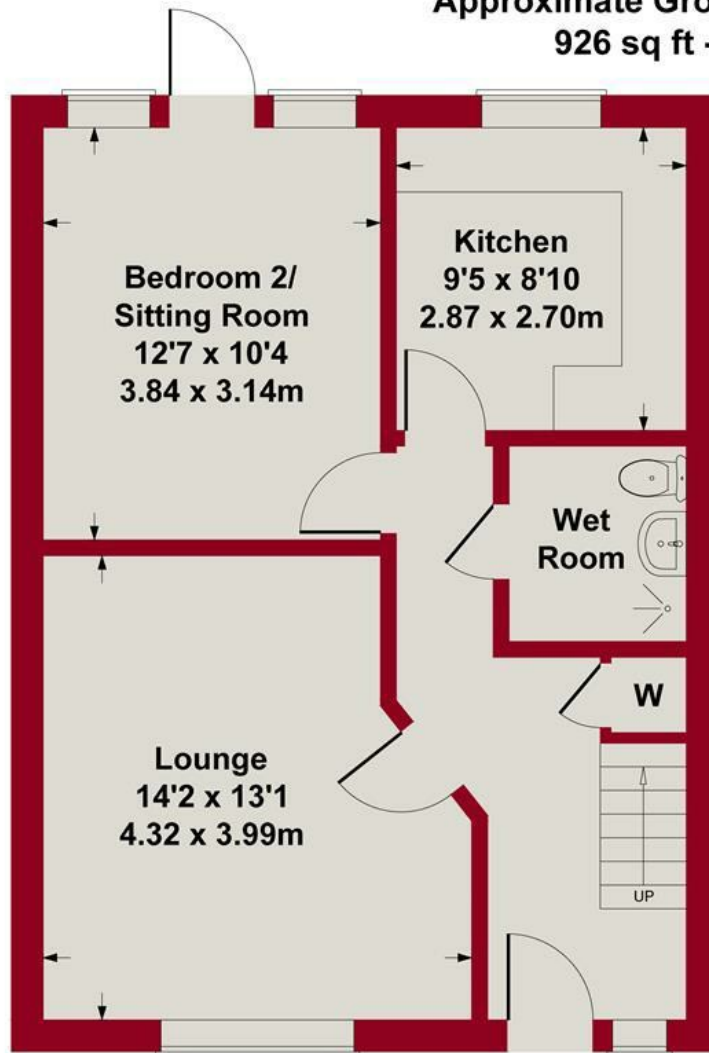
This is paid to Nottingham Community Housing Association (NCHA)

The property is leasehold, with a 149 year lease commencing 1999.

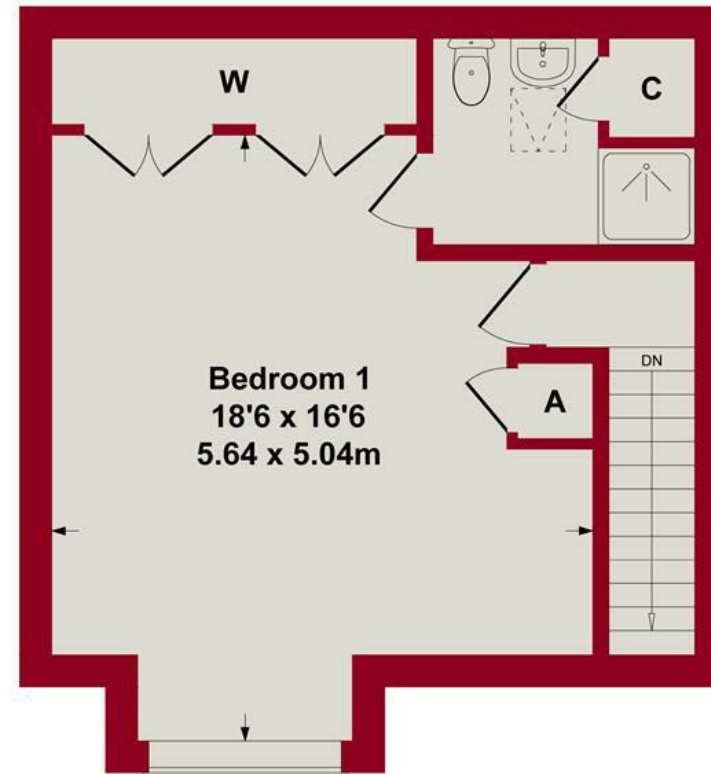




Approximate Gross Internal Area
926 sq ft - 86 sq m



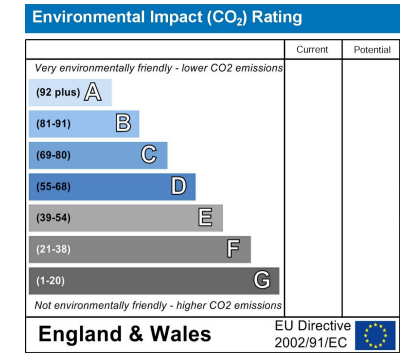
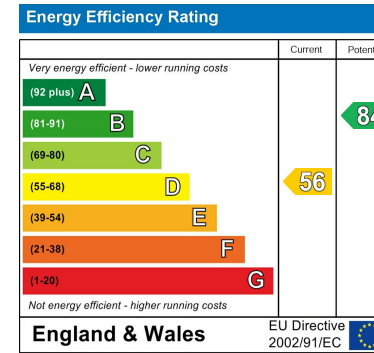
GROUND FLOOR



FIRST FLOOR

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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