



**1 The Cottage 54 Lower Kirklington Road,
Southwell, Nottinghamshire, NG25 0DN**

Guide Price £200,000

Tel: 01636 816200

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

- Cottage Style Home
- Great FTB or BTL Investment
- Lounge
- Modern 1st Floor Bathroom
- Carport & Communal Lawn
- Convenient Location
- Well-Appointed Kitchen
- 2 Bedrooms
- Allocated Parking To Front Of Cottage
- Must View!

A great opportunity for buy-to-let investors or first time buyers to purchase a well-appointed and conveniently located cottage, set back from the road and including a useful single carport as well as a small block paved garden area to the front.

The property benefits from uPVC double glazing and accommodation includes a modern dining kitchen with shaker units and integrated appliances, a well proportioned lounge then 2 bedrooms and a modern bathroom to the 1st floor and viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed entrance door leads into the dining kitchen.

DINING KITCHEN

Fitted with a modern range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset one and a half bowl single drainer sink with mixer tap and built-in appliances including an oven with four ring gas hob and chimney extractor hood over. There is an integrated dishwasher plus space for further appliances including plumbing for a washing machine and vent for tumble dryer. A wall mounted combination boiler plus uPVC double glazed windows to the front and rear elevations, a central heating radiator and a door into the lounge. A range of white goods are included in the sale.

LOUNGE

A well proportioned reception room with two uPVC double glazed windows to the front aspect, a central heating radiator and a staircase rising to the first floor with understairs storage.

FIRST FLOOR LANDING

With skylight and an access hatch to the roof space.

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM TWO

With a central heating radiator, a uPVC double glazed window to the front aspect and two useful built-in storage cupboards with hanging rail and shelving.

BATHROOM

Fitted in white with a P shaped shower bath including a glazed shower screen and mains fed

shower. There is a pedestal wash basin with hot and cold taps, a dual flush toilet, a central heating radiator, extractor fan and a skylight.

GARDENS & CARPORT

A private tarmac area to the front of the cottage is ideal as a second parking space. A communal lawn area which is shared by three properties and a useful carport for parking.

COUNCIL TAX

The property is registered as council tax band B.

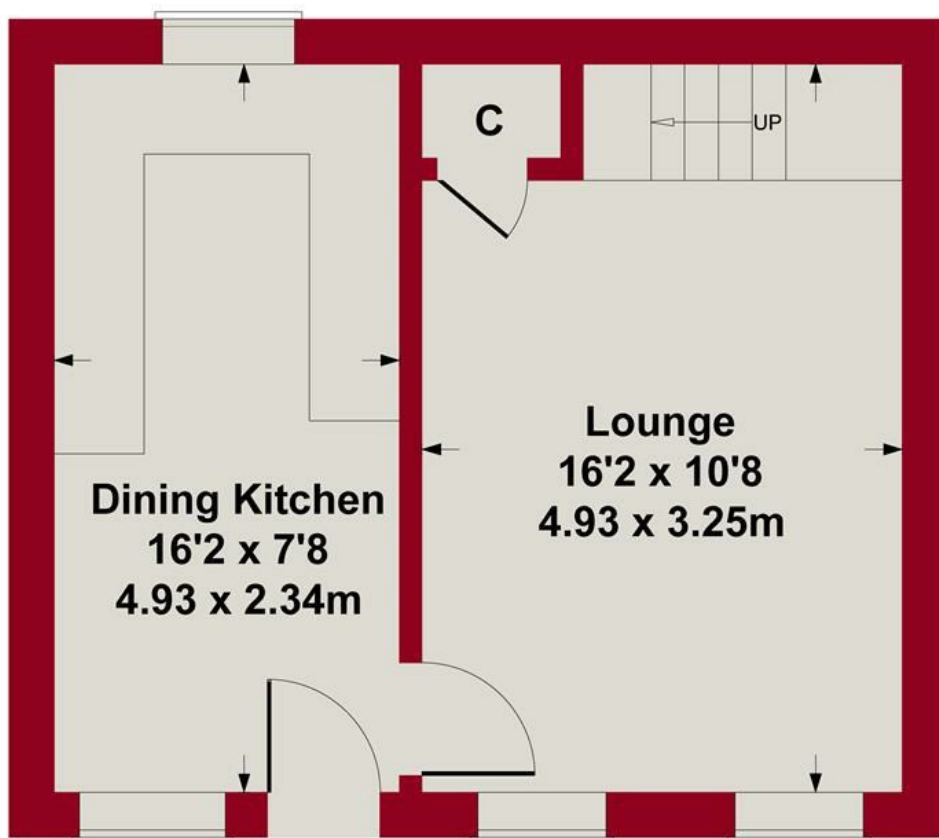
VIEWINGS

By appointment with Richard Watkinson & Partners.

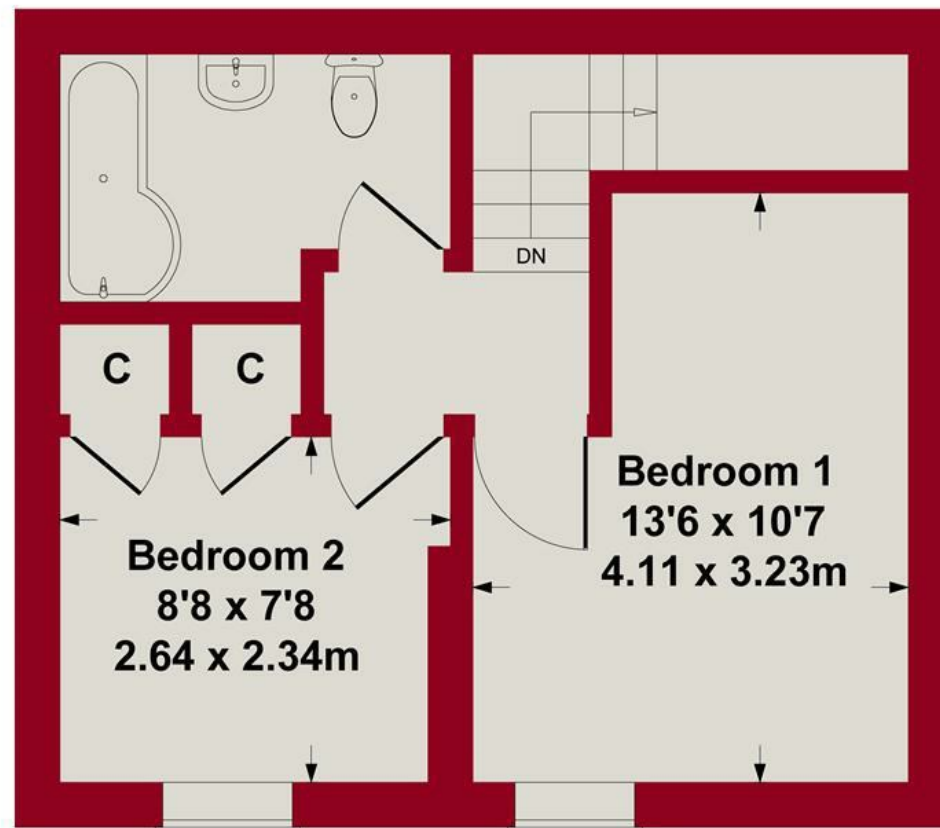




Approximate Gross Internal Area
609 sq ft - 57 sq m



GROUND FLOOR



FIRST FLOOR

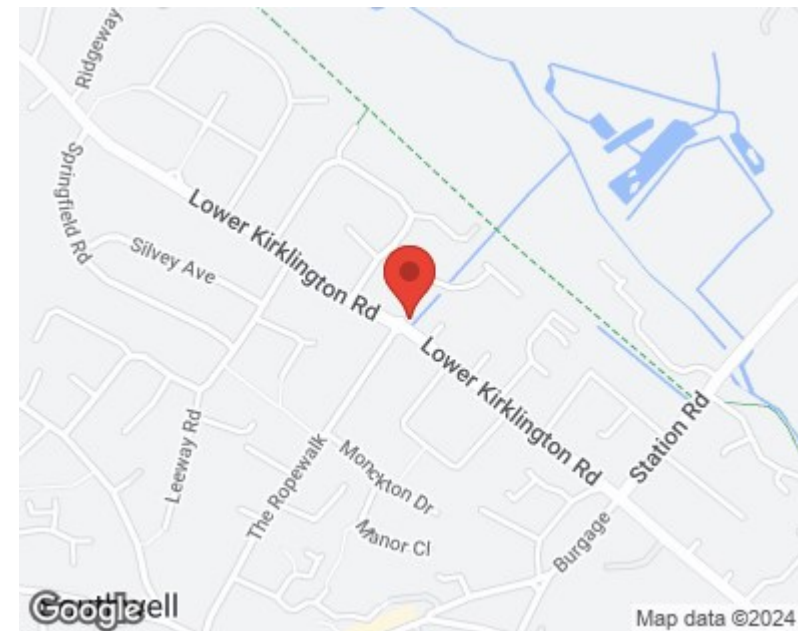
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(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



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