



1 Town Mill Close, Southwell, NG25 0GN

£245,000

Tel: 01636 816200

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



- Modern End-Terraced Home
- Well-Appointed Accommodation
- Fitted Kitchen
- 2 Double Bedrooms
- Low Maintenance Gardens
- Cul De Sac Setting
- Entrance Hall with Storage
- Lounge with Patio Doors
- Allocated Parking
- Useful Garden Cabin

A great opportunity to purchase this end-terraced modern home, 1 of only 7 properties in this small cul-de-sac setting and offering well-appointed accommodation throughout.

The accommodation benefits from double glazing and accommodation including: a welcoming entrance hall, a fitted kitchen, a spacious lounge across the rear with patio doors onto the rear garden, a useful ground floor cloakroom/WC then to the 1st floor, 2 double bedrooms and a modern bathroom.

The property occupies a low maintenance plot with garden to the front, a lovely decked seating area to the side and an enclosed garden to the rear featuring a large garden cabin suited for a range of uses.

Must view!

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With laminate flooring, a central heating radiator, stairs rising to the first floor with useful understairs storage cupboard.

### KITCHEN

Fitted with a range of cream fronted farmhouse style base and wall cabinets with rolled edge worktops and an inset stainless steel single drainer sink with mixer tap. Tiling for splashbacks and space for appliances including a gas cooker point and plumbing for a washing machine. There is a uPVC double glazed window to the front aspect, a central heating radiator and a wall mounted Worcester central heating boiler.

### SITTING ROOM

A well proportioned reception room at the rear of the property with laminate flooring, central heating radiator and uPVC double glazed French doors leading onto the rear garden.

### GROUND FLOOR CLOAKROOM/W/C

Fitted in white with a wall mounted wash basin with hot and cold taps and tiled splashbacks plus a close coupled toilet. Central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

### FIRST FLOOR LANDING

Having a useful built-in storage cupboard plus an airing cupboard with a central heating radiator and slatted shelving.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a range of fitted bedroom furniture including hanging rail, shelving, basket style storage and automatic lighting.

### BEDROOM TWO

A good sized double bedroom with a central heating radiator, two uPVC double glazed windows to the front aspect and a useful built-in storage cupboard over the stairs with shelving.

### BATHROOM

A three piece bathroom fitted in white with a panel sided bath with hot and cold taps and an electric Triton shower over. There is a pedestal wash basin with hot and cold taps and tiled splashbacks plus a close coupled toilet. Central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

### PARKING

The property benefits from one allocated parking spot.

### GARDENS

With gardens to three sides including a low maintenance frontage with artificial grass and a raised and planted sleeper bed. There is an area at the side of the property with a small seating area and then timber gated access to a paved pathway with timber shed, opening out onto the rear garden enclosed with a combination of timber panelled fencing, has low maintenance artificial grass, raised planted sleeper beds, a timber decked seating area and leads to the garden cabin.

### GARDEN CABIN

A useful space currently used as a garden room and bar with French doors onto the gardens, power, spotlights to the ceiling and a window to the front.

### COUNCIL TAX

The property is registered as council tax band B.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

A bank of 6 roof mounted solar panels are included in the sale

There is a management charge payable to Newark & Sherwood District Council for the maintenance of the grassed area, shrubs, street lighting, road and car park. Service charges

for 1/4/2023 - 31/3/2024 were £378.72.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage: - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports: - <https://reports.ofsted.gov.uk/>

Planning applications: - <https://www.gov.uk/search-register-planning-decisions>







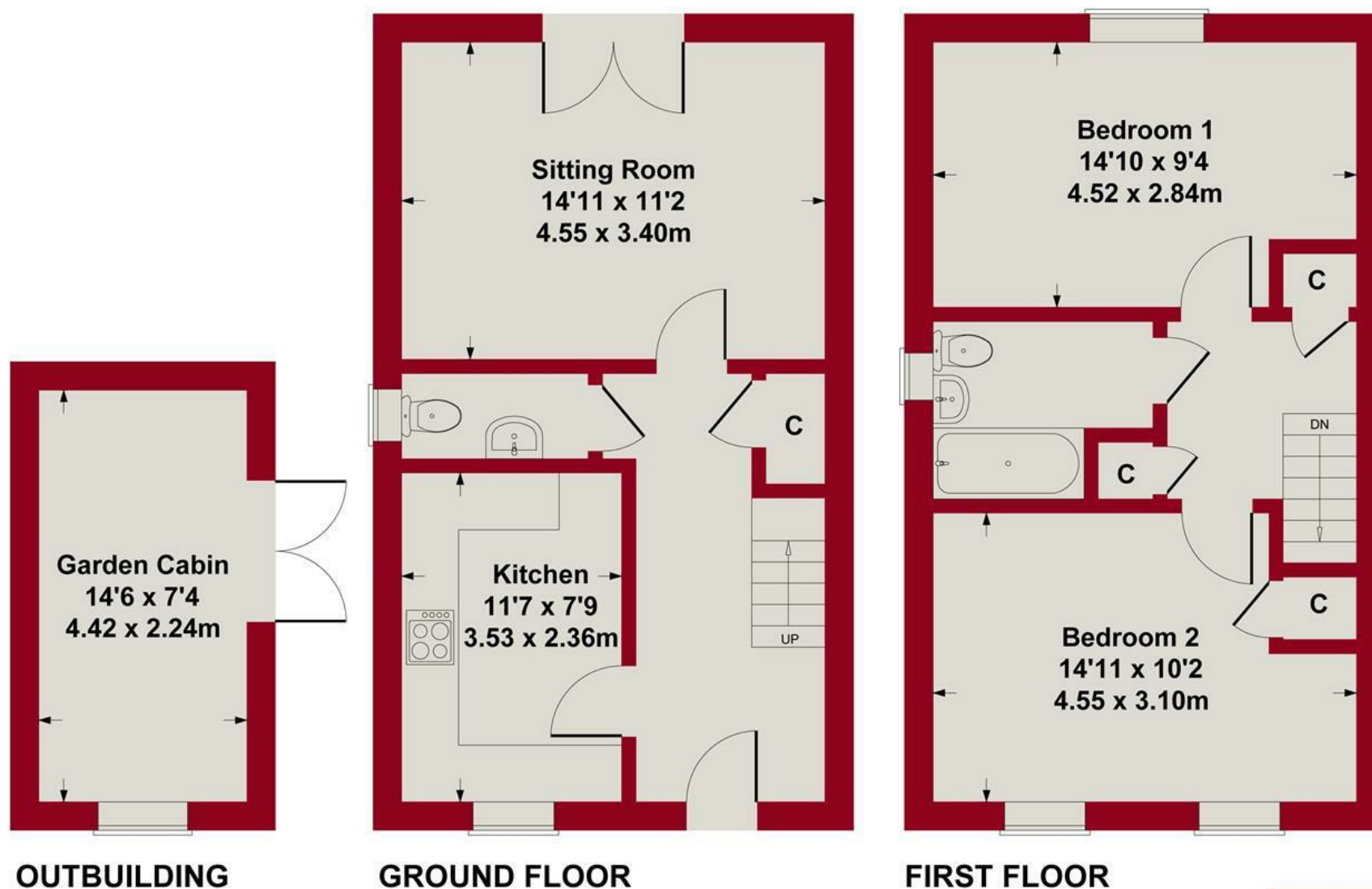








**Approximate Gross Internal Area**  
**904 sq ft - 84 sq m**



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.

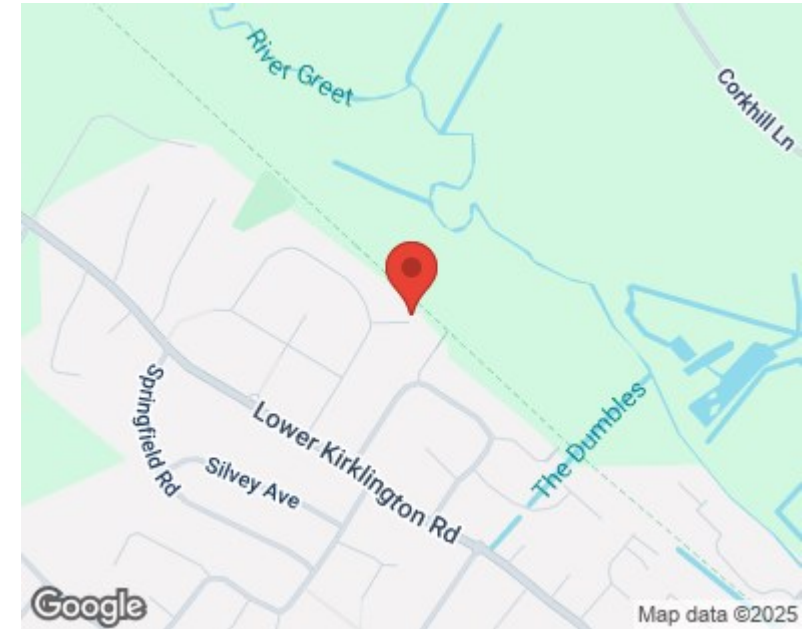
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	88
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



**RICS**



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