



**Tallow Cottage, 59 Church Street, Southwell,
NG25 0HQ**

Guide Price £225,000

Tel: 01636 816200

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

- Mid Terraced Cottage
- Character Filled Accommodation
- Breakfast Kitchen
- First Floor Bathroom
- Popular and Convenient Location
- No Upward Chain
- Lounge with Open Fire
- 2 Bedrooms
- Small Outdoor Space to Front

A unique opportunity to purchase this attractive cottage, offered for sale with the advantage of no upward chain and occupying a convenient location just off Church Street.

The character filled accommodation extends to approximately 600 sq.ft. including a lounge with open fire, fitted kitchen, two bedrooms and a bathroom. There is a small outdoor space to the front suitable for a bistro set and pot plants

ACCOMMODATION

A part glazed entrance door leads into the lounge.

LOUNGE

With tiled flooring, two central heating radiators, a latch and brace door with staircase leading to the first floor plus beams to the ceiling, a useful understairs storage cupboard with shelving. There is a feature oval window to the rear aspect, a secondary glazed, double glazed window to the front aspect and a cupboard housing the electricity meter and consumer unit. The focal point of the room is a feature fireplace for an open fire. A latch and brace door leads into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of cottage style base and wall cabinets with butchers block timber work surfaces and a ceramic inset single drainer sink with mixer tap. There is tiling for splashbacks and space for appliances including plumbing for a washing machine and an electric cooker point. Tiled flooring, beams to the ceiling, a central heating radiator, a secondary glazed double glazed window to the front aspect and a corner cupboard housing the Ideal combination boiler.

FIRST FLOOR LANDING

With a central heating radiator, a secondary glazed window to the rear aspect and doors to bedrooms.

BEDROOM ONE

A double bedroom with a central heating radiator, a secondary glazed, double glazed window to the front aspect and an original decorative fireplace.

BEDROOM TWO

With a central heating radiator and a secondary glazed, double glazed window to the front aspect plus access hatch to the roof space.

BATHROOM

Fitted with a traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a freestanding slipper style claw foot bath with mixer tap and a rainfall shower above. Chrome towel radiator, extractor fan to the ceiling and a secondary glazed obscured window to the rear aspect.

OUTSIDE

A small paved frontage provides the opportunity for a bistro table and chairs and potted plants.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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>

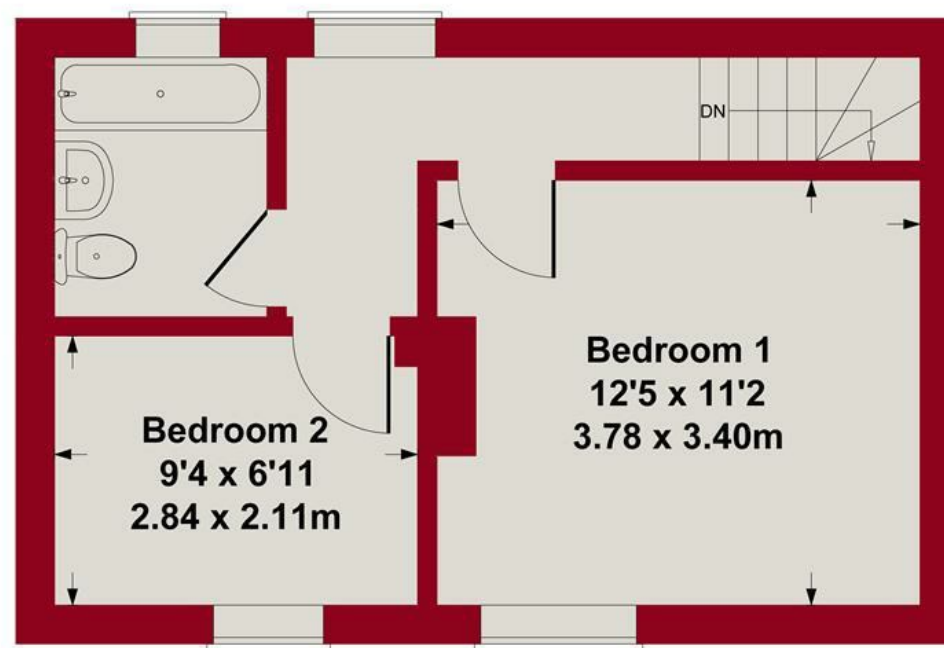




Approximate Gross Internal Area
627 sq ft - 58 sq m



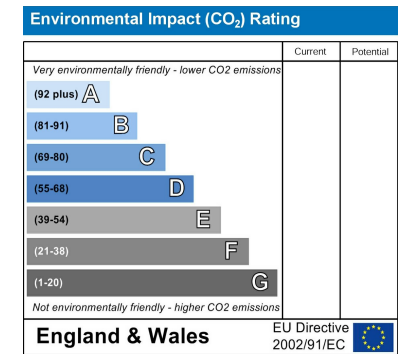
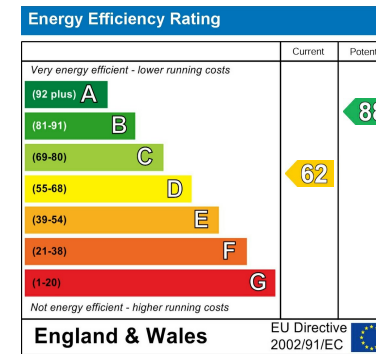
GROUND FLOOR



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.

Copyright V360 Ltd 2025 | www.houseviz.com



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers