



7 Nottingham Road, Southwell,
Nottinghamshire, NG25 0LG

Price Guide £179,950

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 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Apartment
- Convenient Location
- No Upward Chain
- Well Proportioned Lounge
- Bathroom in White
- Attractive Cottage Conversion
- Well Appointed Throughout
- Fitted Kitchen
- 2 Bedrooms
- Courtyard Style Garden

A fantastic opportunity to purchase an attractive ground floor apartment conversion, located only a short stroll from Southwell town centre and brought to the market with the advantage of no chain.

The property is well appointed throughout and overlooks its own attractive courtyard garden complete with paved seating area beneath a wooden pergola.

Inside, the property benefits from gas central heating and quality double glazed windows, the kitchen is fitted with a range of cottage style units and a Belfast sink, and the well proportioned lounge has a feature fireplace. In addition there are 2 bedrooms and a bathroom with white suite.

Must view!

ACCOMMODATION

A composite entrance door with decorative glazed panel and letterbox leads into the kitchen.

KITCHEN

11'7" m x 7'4" m (3.55 m x 2.24 m)

Fitted with a range of cottage style cream fronted base and wall units with the cupboards and drawers, integrated plate rack, glass fronted display cabinets, and solid butchers block work surfaces with under mounted Armitage Shanks Belfast sink with mixer tap over. There are tiled splashbacks, an integrated Rangemaster oven with four ring gas hob and concealed extractor hood over. Tiled flooring, double glazed multi paned window overlooking the garden, Central heating radiator, plumbing for a dishwasher or washing machine, and a cupboard housing the gas combination boiler. A door leads into the lounge:

LOUNGE

12'5" m x 12'11" m (3.81 m x 3.95 m)

A nicely proportioned lounge with a double glazed sash window, central heating radiator, TV aerial point, and a fireplace with Oak effect surround, marble effect insert and hearth housing an electric fire.

INNER HALLWAY

With central heating thermostat and doors to rooms.

BEDROOM ONE

12'11"m x 9'10" (3.94m x 3.00m)

A generous double bedroom with central heating radiator, double glazed sliding sash window, and a cupboard housing the consumer unit.

BEDROOM TWO

7'4" x 7'3" (2.26m x 2.23m)

With central heating radiator and double glazed multi paned window overlooking the garden.

BATHROOM

Fitted with a white traditional style suite comprising a close couple toilet, pedestal wash hand basin with hot and cold taps and tiled splashback's, and a panel sided bath with mixer shower and glazed shower screen. There is tiling around the bath, plus tiled flooring, a heated towel radiator, and double glazed obscured window.

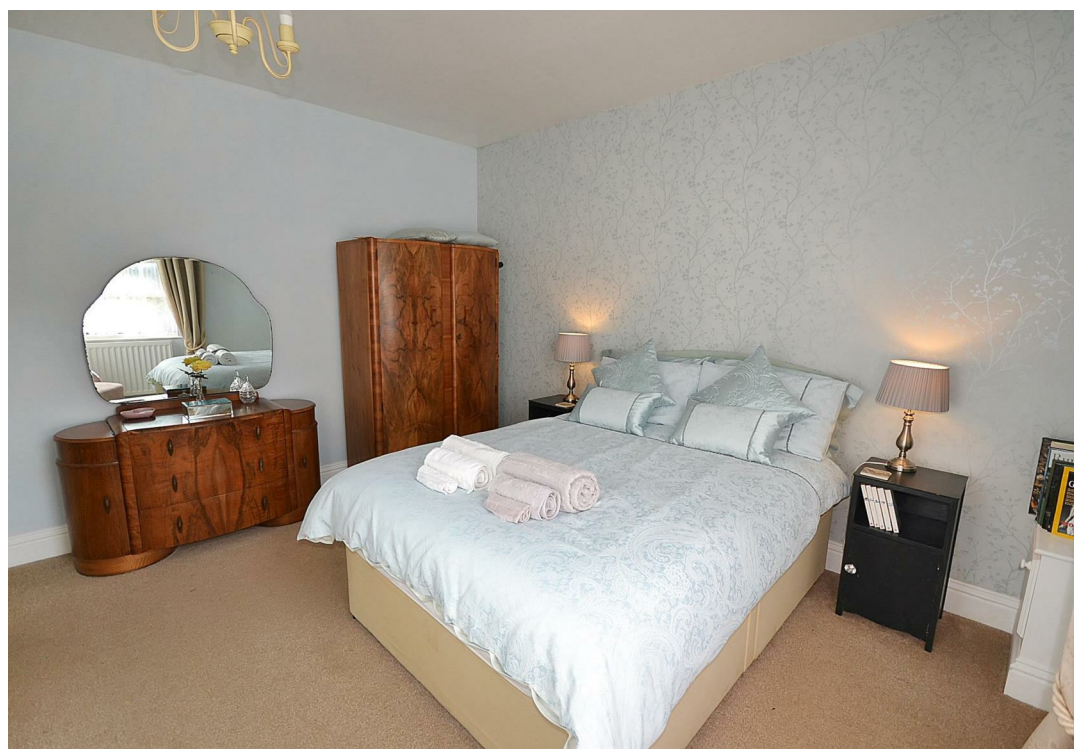
COURTYARD GARDEN

The property features a lovely courtyard style garden to the rear, accessed through an archway on Westgate or from the kitchen, enclosed by picket fencing and featuring a pergola over a terracotta style patio with blue brick pathway leading to the front door, and being edged with pretty planted borders. There is also a wall hanging lantern style light to the side of the door.

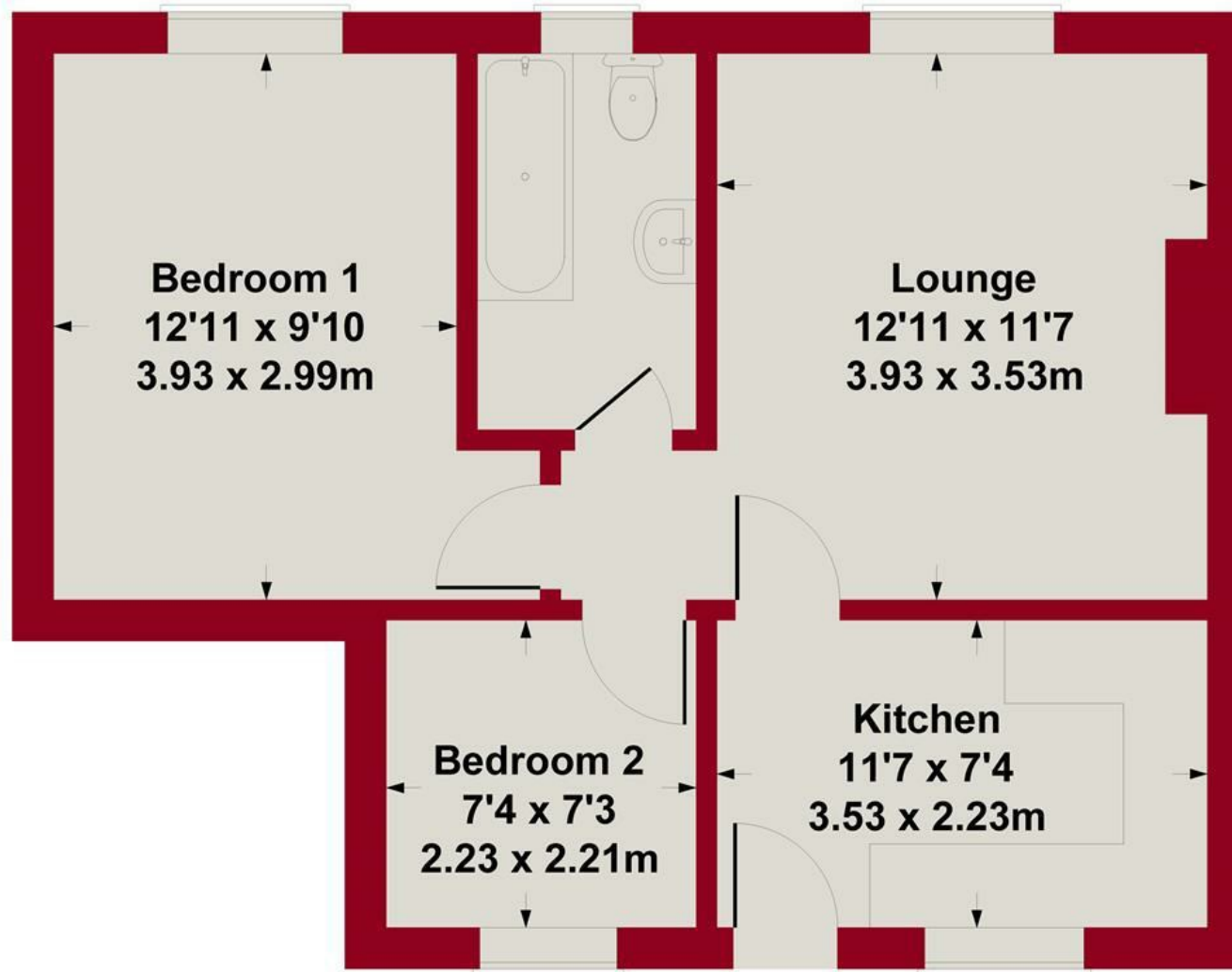
TENURE

The property is leasehold with a term of 125 years commencing December 2008.





Approximate Gross Internal Area
501 sq ft - 47 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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