


# 26 Landseer Road

Southwell, NG25 0LZ

Book a Viewing!

## Offers In Excess Of £239,950

OFFERED FOR SALE WITH NO ONWARD CHAIN - this semi-detached house located in the much sought after Minster Town of Southwell. In brief, the property offers scope for modernisation and comprises of an Entrance Lobby, bay fronted Living Room with a gas fire suite, Kitchen with Pantry and a Rear Lobby with a door to the side and a downstairs WC. To the First Floor there are two double Bedrooms and a Family Bathroom. This bay fronted house further benefits from gas central heating, uPVC double glazing, gardens to the front and rear and a driveway.





## Landseer Road, Southwell, NG25 0LZ







**LOCATION**
Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.

SERVICES All mains services available.  Gas fired central heating.

ENTRANCE LOBBY With radiator, stairs to the First Floor Landing and a door to the Living Room.

LIVING ROOM 14' 1" (into bay) x 11' 10" (4.29m (into bay) x 3.61m) With uPVC double glazed bay window to the front elevation, picture rail, gas fire suite, radiator and a door to the Kitchen.





KITCHEN 11' 9" x 11' 8" (3.58m x 3.56m) Fitted with a range of wall and base units with a work surfaces incorporating a sink unit, space for appliances, radiator, uPVC double glazed windows to the rear elevation, door to the Pantry with shelving and a uPVC double glazed opaque window to the side elevation.

REAR LOBBY With uPVC double glazed opaque door to the side elevation and door to the WC.

WC With low-level WC, radiator and a uPVC double glazed opaque window to the side elevation.

FIRST FLOOR LANDING With uPVC double glazed window to the side elevation, access to the loft and doors to two Bedrooms and Bathroom.

BATHROOM 7' 6" x 6' 10" (2.29m x 2.08m) Fitted with a three-piece suite comprising bath, low-level WC and pedestal wash hand basin, radiator, uPVC double glazed opaque window to the rear elevation and a built-in cupboard housing the hot water cylinder.

BEDROOM ONE 15' 3" (into recess) x 12' 4" (4.65m (into recess) x 3.76m) With uPVC double glazed window to the front elevation, radiator and picture rail.

BEDROOM TWO 11' 9" x 7' 9" (3.58m x 2.36m) With uPVC double glazed window to the rear elevation and a radiator.

OUTSIDE To the front is a lawn garden with a driveway to the side. There is garden to the rear with a brick built out house.

**KEY FACTS FOR BUYERS**

**SERVICES**
All mains services available. Gas central heating.

**EPC RATING –** E.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND -** Check the broadband available for this property - Broadband Checker

**MOBILE COVERAGE -** Check the mobile coverage at the property here – Mobile Checker

**WEBSITE**
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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**GETTING A MORTGAGE**
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

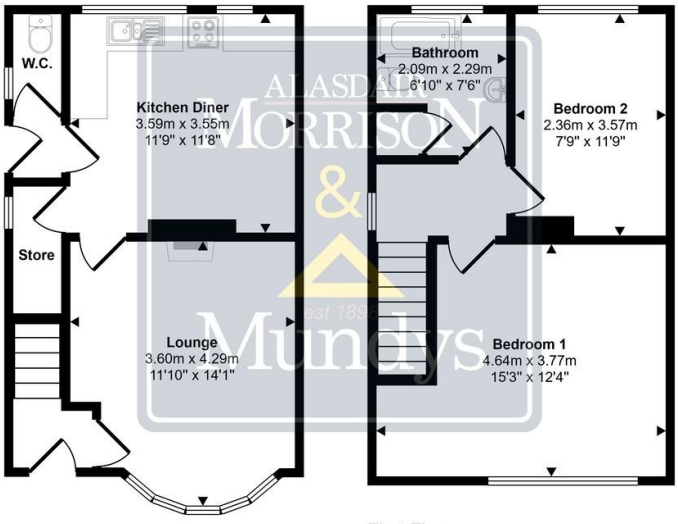
**GENERAL**
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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**Approx Gross Internal Area**
**70 sq m / 751 sq ft**




Ground Floor
**Approx 35 sq m / 378 sq ft**

First Floor
**Approx 35 sq m / 373 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Property Ombudsman