

Wells Cottage, 4 Chapel Lane, Oxton, Southwell, NG25 0ST

Guide Price £220,000

Tel: 01636 816200

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Character Cottage
- scope for updating
- lounge with log burner
- third through bedroom/office
- larger than average plot
- No upward chain
- L shaped dining kitchen
- two double bedrooms
- ground floor shower room
- Popular village location.

Offered for sale with the advantage of no upward chain, this attractive end terraced cottage offers spacious accommodation over three floors and occupies a generous and mature plot.

The accommodation includes a fitted L shaped dining kitchen and a good sized lounge with log burner and French doors into the gardens plus a useful and recently modernised ground floor shower room. To the first and second floors are two double bedrooms and a third through-bedroom plus an ensuite w/c to bedroom two.

There is a small courtyard to the front and to the rear to a surprisingly generous and mature garden with shaped lawns, well stocked beds and borders and a variety of garden outbuildings.

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

DINING KITCHEN
An L shaped dining kitchen fitted with a range of timber cottage style base and wall cabinets with marble worktops and an inset Armitage Shanks Belfast sink with mixer tap and drainer grooves to the side. There is an integrated Whirpool dishwasher, a built-in Neff double oven with Neff four zone electric hob and extractor hood over plus space beneath the worktops for an appliance with plumbing for a washing machine. Tiled flooring, uPVC double glazed windows, a central heating radiator and a cupboard beneath the stairs for shelving with double doors and staircase leading down to the CELLAR.

INNER HALLWAY
With stairs rising to the first floor and a door into the lounge.

LOUNGE
A dual aspect reception room with wall light points, a central heating radiator, uPVC double glazed French doors onto the rear garden, a uPVC double glazed obscured window to the side elevation and a feature fireplace with timber mantle and a slate hearth housing a floor standing cast iron log burner.

GROUND FLOOR SHOWER ROOM
A useful space fitted with a modern suite including a vanity wash basin with mixer tap and cupboards below and a concealed cistern toilet to the side. There is a shower enclosure with glazed sliding doors and mains fed shower plus tiling for splashbacks, spotlights to the ceiling, tiled flooring, a chrome towel radiator, extractor and a uPVC double glazed obscured window.

FIRST FLOOR LANDING
With doors to bedrooms one and two.

BEDROOM ONE
A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in wardrobe.

BEDROOM THREE
With a central heating radiator, a uPVC double glazed window and a door and staircase leading to the second floor landing.

SECOND FLOOR LANDING
With a door giving access to the eaves for storage which has light plus a door into bedroom two.

BEDROOM TWO
A good sized double bedroom with a central heating radiator, a double glazed dormer window to the rear aspect, a range of fitted bedroom furniture including wardrobes and a dressing table with drawers.

EN-SUITE W/C
Fitted with a low level toilet and a wall mounted wash basin with hot and cold taps and tiled splashback.

GARDENS
There is a small courtyard to the front of the property leading to the front door. The rear garden is a particular feature of the property being generous in size and including a patio area, a pergola with a path leading through and climbing plants above, a generous shaped lawned area, mature planted beds and borders, two useful greenhouses, a two brick built outbuildings and a timber shed.

COUNCIL TAX
The property is registered as council tax band C.

VIEWINGS
By appointment with Richard Watkinson & Partners.

OXTON
Found approximately 5 miles to the West of Southwell, the unspoiled village of Oxton includes a Post Office and grocery store, two village pubs and an active church community.























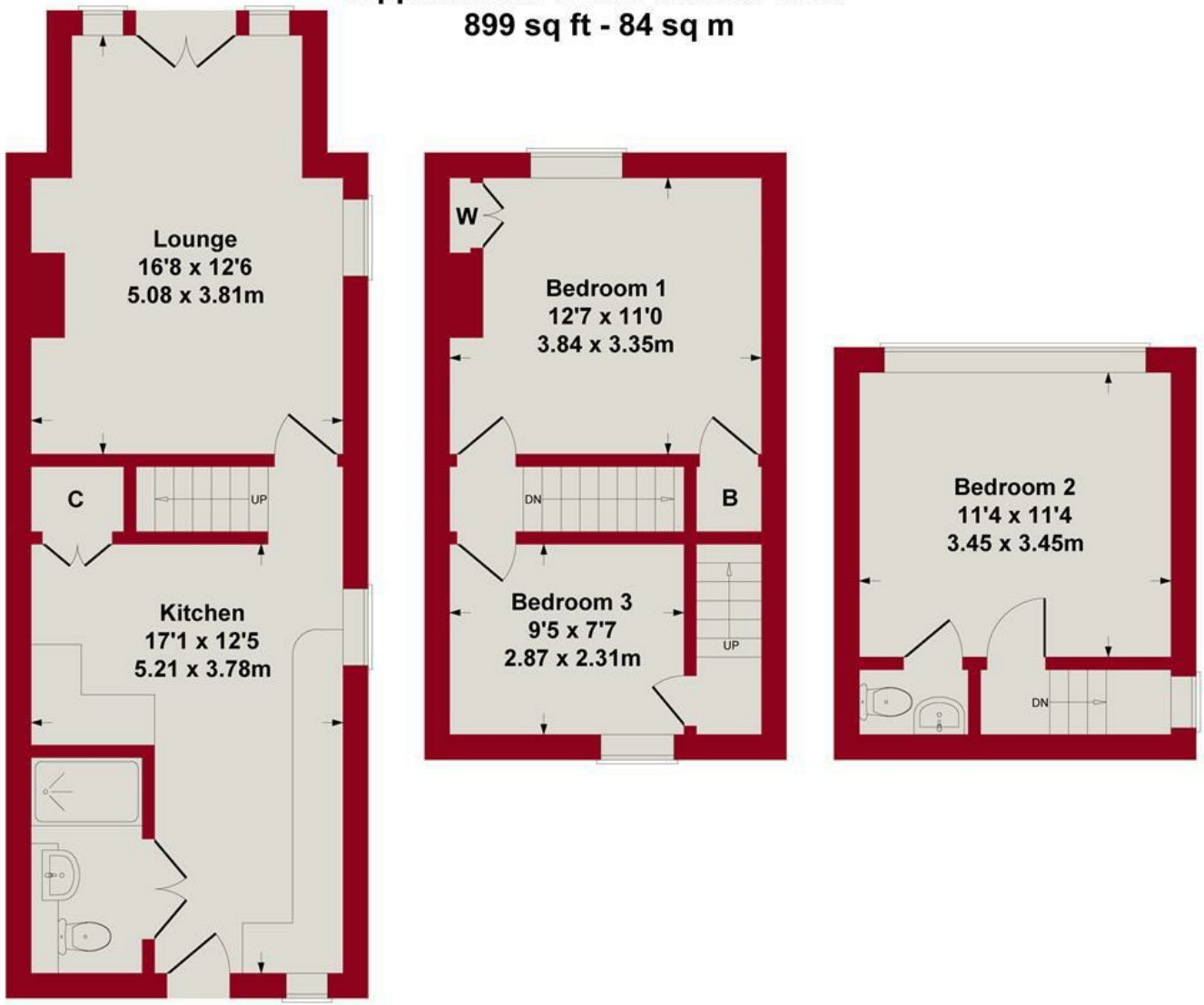







Wells
Cottage

Approximate Gross Internal Area
899 sq ft - 84 sq m

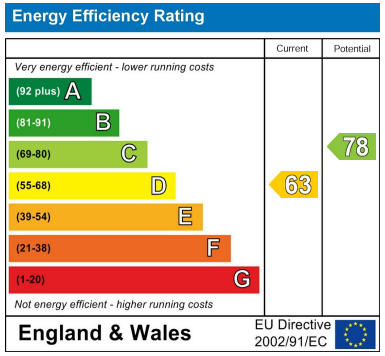


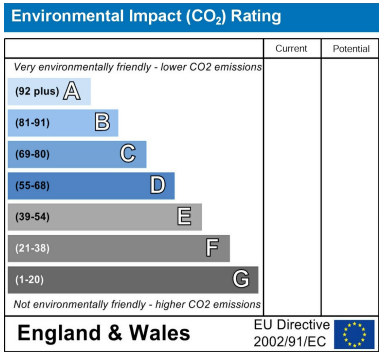
GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

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 2024 | www.houseviz.com

RICHARD & WATKINSON PARTNERS







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 firms 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
The Property Ombudsman

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