Emma Terry Homes

moving made personal

2 The Vineries Kirklington Road

Southwell NG25 0RU

Asking price £325,000

3 1 1 D

2 The Vineries, Kirklington Road, Southwell NG25 0RU

Asking price £325,000

A charming character cottage situated on the outskirts of the popular market town of Southwell, offering well-proportioned accommodation arranged over three floors. The property benefits from three bedrooms, an attractive garden, ,open parking area, single garage and is offered for sale with no onward chain.

The accommodation is entered via the kitchen, leading through to a spacious living/dining room, providing a comfortable and versatile living space with plenty of room for both relaxing and dining.

To the first floor are two well-proportioned bedrooms and the family bathroom, while a further bedroom is located on the second floor, offering useful additional accommodation.

Outside, the property benefits from an attractive garden, providing a pleasant space to relax and entertain, together with a single garage offering useful parking and storage, in addition to an open parking area.

Located on the outskirts of Southwell, the property is well placed for access to the town centre, renowned for its historic architecture, independent shops, cafés, restaurants and excellent range of local amenities. Southwell also offers well-regarded schools, leisure facilities and beautiful surrounding countryside, making it a popular location for a range of buyers.

A lovely character home in a sought-after Southwell location, offered for sale with no onward chain.

KITCHEN
Entrance door to property variety of wall and base units, stainless steel sink with mixer tap and drainer, built-in oven, ceramic hob with extractor fan, a central heating radiator, windows to front and side and door through to Living Room.

LIVING ROOM
Two central heating radiators, gas fire, storage cupboards, windows to front and rear, rear access door and stairs to first floor.

LANDING
Window to side and doors through to Bedroom 1 and 3 and Bathroom.

BEDROOM 1
A central heating radiator, storage cupboards and window to rear.

BEDROOM 3
A central heating radiator and window to front.

BATHROOM
Low level flush WC, bidet, wash hand basin with hot

Tel: 0115 966 57 41

and cold tap, bath with hot and cold tap, separate shower cubicle, a central heating radiator and windows to front and side.

STAIRS TO SECOND FLOOR

With generous roof space storage and access ladder.

BEDROOM 2

A central heating radiator, eves access and Velux window.

OUTSIDE

The property benefits from an attractive garden providing a pleasant outdoor space, with an open parking area to the side and front of the garage, together with a single garage offering useful parking and additional storage.

Road Map

Hybrid Map

Terrain Map

2, The Vineries, Kirklington Road, Southwell, NG25 0RU

Total Area: 78.7 m²

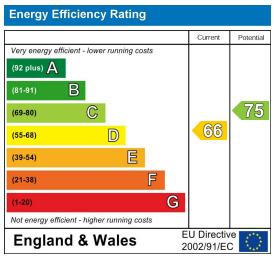
All measurements are approximate and for display purposes only

N E S W

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk