



**31 Silvey Avenue**  
Southwell, NG25 0BU

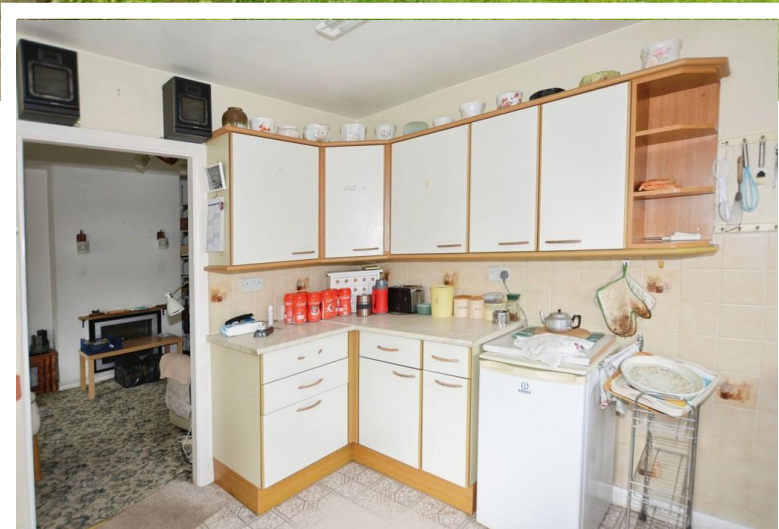


Book a Viewing!

**£275,000**

No Onward Chain. Offering excellent potential to extend and modernise to suit individual tastes, this well appointed and generously proportioned Semi Detached Bungalow occupies a sought after location with convenient access to Southwell town centre and its wide range of amenities. The accommodation briefly comprises an Entrance Hall, a spacious Lounge, separate Dining Room, Kitchen, Three well sized Bedrooms, and a Family Bathroom. Externally, the property benefits from a side driveway leading to a garage/workshop, along with well maintained lawned gardens to both the front and rear. Early viewing is highly recommended. To arrange a viewing, please call 01636 813971.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood DC.

**TENURE** - Freehold.

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

**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.



## ACCOMMODATION

### ENTRANCE HALL

With UPVC glazed panelled door gives access to entrance hall and door to lounge.

### LOUNGE

13' 10" x 10' 6" (4.22m x 3.2m) With log effect fire (not tested), radiator, access to the kitchen and opens to the dining room.

### DINING ROOM

10' 2" x 13' 3" (3.1m x 4.04m) Extended in approximately 1974, double glazed windows to the rear and side elevations and radiator. The flat roof was replaced in approximately 2016.



### KITCHEN

9' x 11' (2.74m x 3.35m) With a range of base and wall units, roll-top work surface, stainless steel single drainer sink unit, Worcester combi central heating boiler, gas cooker point, fridge space, plumbed and space for a washing machine, double glazed door and double glazed windows to the rear and side elevations.

### BEDROOM ONE

11' x 11' (3.35m x 3.35m) With double glazed window to the front elevation, fitted wardrobes and radiator.



### BEDROOM TWO

9' 2" x 7' 3" (2.79m x 2.21m) With double glazed window to the front elevation, double wardrobe, airing cupboard and radiator.

### BEDROOM THREE

8' 0" x 11' 0" (2.44m x 3.35m) With double glazed window to the side elevation and radiator.

### BATHROOM

5' 8" x 7' 6" (1.73m x 2.29m) Comprising of panelled bath, low level WC and pedestal wash hand basin, splash tiled surround, double glazed window to the side elevation, access via the loft hatch to extensive roof space which is boarded with light and power.



### OUTSIDE

To the front of the property there is a gravelled garden for ease of maintenance, side driveway, side tap and side hand gate to the rear endosed lawned garden. To the rear there is flower/shrub boarders, timber shed and fence boundary.

### GARAGE/WORKSHOP

With light and power, door to the side elevation and workshop area.



#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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

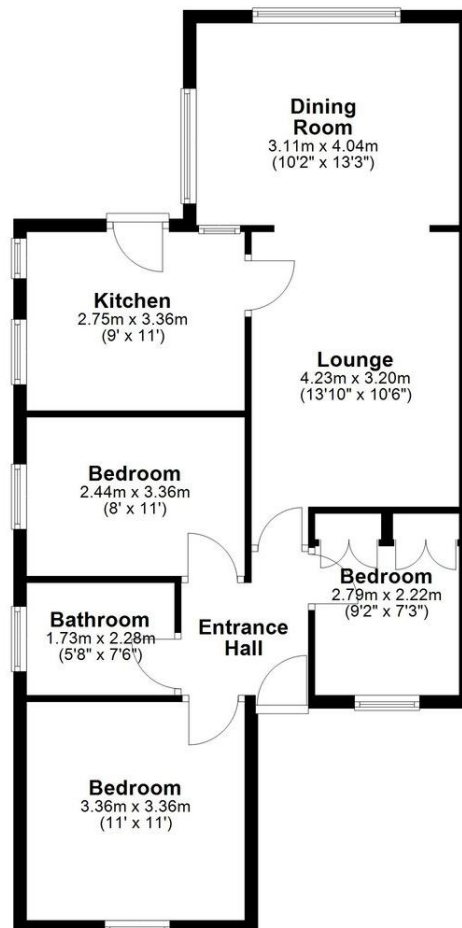
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 72.4 sq. metres (779.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.1 sq. feet)

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Plan produced using PlanUp.

31 Silvey Avenue, Southwell

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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