

32 Kirklington Road

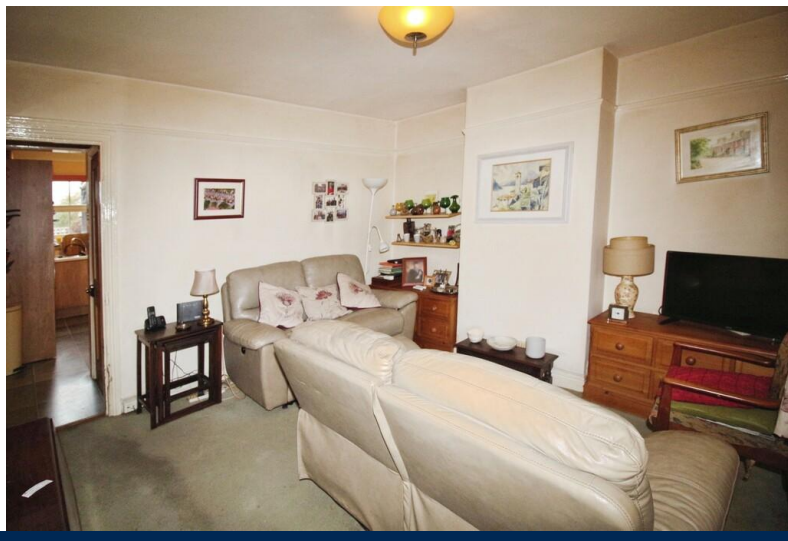
Southwell, NG25 0AY

Book a Viewing!

£250,000

No Upward Chain - Situated in this central location and offering easy access to Southwell Town Centre and Lowes Wong Infant & Junior School this Mid Terraced Home offers accommodation including Lounge, Kitchen/Diner, Utility Room, WC. First Floor, Two Bedrooms and Bathroom. Outside, street parking and enclosed private rear garden. Early viewing recommended.





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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

LOUNGE
12 ' x 12' (3.66m x 3.66m) Hardwood front entrance door gives access to the lounge, double glazed window to the front elevation, picture rail, door to the open plan kitchen/diner, under stairs storage cupboard and stairs off to the first floor landing.









KITCHEN/DINER
12' x 12' (3.66m x 3.66m) Fitted with a range of wall and floor mounted units, rolltop worksurfaces, stainless steel single drainer sink unit, electric double oven, electric hob with extractor over, fridge space, radiator and access to the utility room.

UTILITY AREA
9' x 6' (2.74m x 1.83m) Fitted with a range of units, double glazed window and door to the rear garden, worksurface, stainless steel single drainer sink unit set within the worksurface, splash tiled surround, space for fridge freezer, plumbing for dishwasher and washing machine, radiator and door off to the cloackroom.

CLOAKROOM/WC
3' x 6' (0.91m x 1.83m) Comprising of low level WC, wash hand basin, splash tiling and double glazed window to the side elevation.

FIRST FLOOR LANDING

BEDROOM 1
12' 2" x 12' (3.71m x 3.66m) With double glazed window to the front elevation and radiator.

BEDROOM 2
8' 11" x 8' 8" (2.72m x 2.64m) With window to the rear elevation, second door leading to the landing, and radiator.

BATHROOM
12' 3" x 6' 2" (3.73m x 1.88m) Comprising of a shower, low level WC, vanity wash hand basin, heated towel rail, double glazed window to the rear elevation, boiler cupboard housing the Worchester central heating boiler.

OUTSIDE
TO the front there is an enclosed forecourt. To the rear there is an enclosed rear flagstone garden for ease of maintenance, flower/shrub boarders and beds, rear shared access, brick and slate store.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

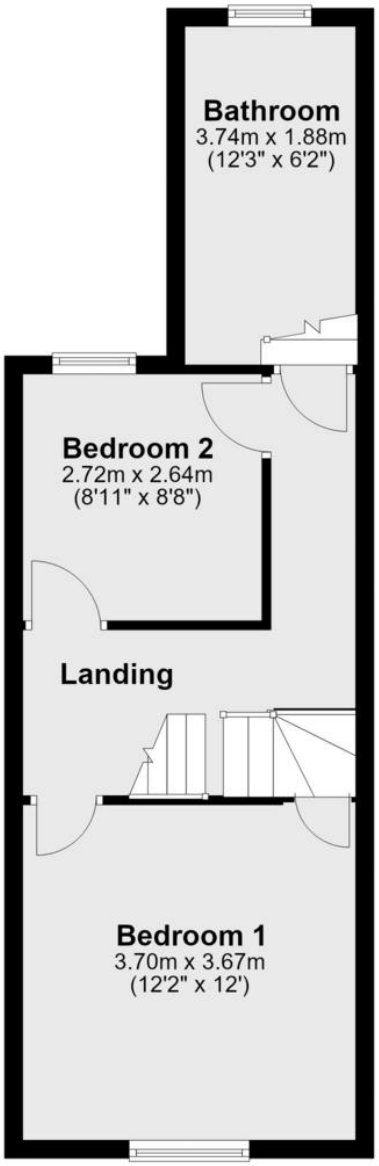
BROADBAND - Check the broadband available for this property - Broadband Checker

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

Ground Floor



First Floor



For Illustration Purposes Only
Plan produced using PlanUp.

32 Kirklington Road, Southwell

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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.

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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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