



## 8 California Cottages, Main Street

Fiskerton, Southwell, NG25 0UN



Book a Viewing

### Offers in Excess of £215,000

This characterful end-terraced cottage is far more spacious than it first appears and is offered for sale with no upward chain. Full of charm and original features, including latch doors and exposed beams, the property provides ready-to-move-into accommodation with a cosy, inviting feel throughout. The ground floor features a warm and welcoming Living Room with a brick-built open fireplace, leading through to a Kitchen Diner fitted with a stylish shaker-style kitchen. A second Sitting Room offers a perfect retreat with its log-burning stove, ideal for relaxing evenings. Upstairs, the property offers two generously sized double Bedrooms along with a versatile dressing room or useful store room. The Bathroom is finished in classic white with a three-piece suite and shower over the bath. Outside there is a small private courtyard style garden offers a lovely spot to enjoy a morning coffee or evening glass of wine, with space for a bistro set. This delightful home blends period charm with practical living, ideal for those looking for a peaceful yet character-filled retreat.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

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

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.



## ACCOMMODATION

### LIVING ROOM

12' 0" x 10' 6" maximum measurements to chimney breast (3.66m x 3.2m) With double glazed window to the front elevation, beam to ceiling, radiator, laminate flooring, built-in storage, internal window to kitchen diner and feature brick open fireplace.

### KITCHEN DINER

16' 0" x 13' 11" maximum measurements (4.88m x 4.24m) Fitted with a range of Shaker-style wall and base units with wooden work surfaces incorporating an under counter ceramic Butler style sink with a stainless steel mixer tap, freestanding Range Master cooker with gas hob, built-in extractor, integrated washing machine, integrated dishwasher and space for a freestanding fridge freezer, tiled splashbacks, radiator, inset spotlights, laminate flooring, feature beam to ceiling, stairs to first floor, window to side and door to the sitting room.

### SITTING ROOM

14' 1" x 11' 7" into chimney recess (4.29m x 3.53m) With window and stable door onto a small courtyard style garden, beam to ceiling, wall light points, radiator, window to other side and log burning stove.

### FIRST FLOOR LANDING

Gallery landing with radiator and doors to the bathroom, bedrooms and dressing room.

### BATHROOM

9' 4" x 7' 9" (2.84m x 2.36m) White three-piece suite comprising a panelled bath with a main fed shower over, pedestal wash hand basin and low level WC, radiator, inset spotlights, water board splashbacks and double glazed opaque window to the side elevation.

### BEDROOM ONE

14' 4" x 11' 7" into chimney recess (4.37m x 3.53m) With double glazed window to the front elevation and radiator.

### BEDROOM TWO

13' 2" x 10' 10" maximum measurements into chimney recess (4.01m x 3.3m) With dual aspect windows and radiator.

### DRESSING ROOM

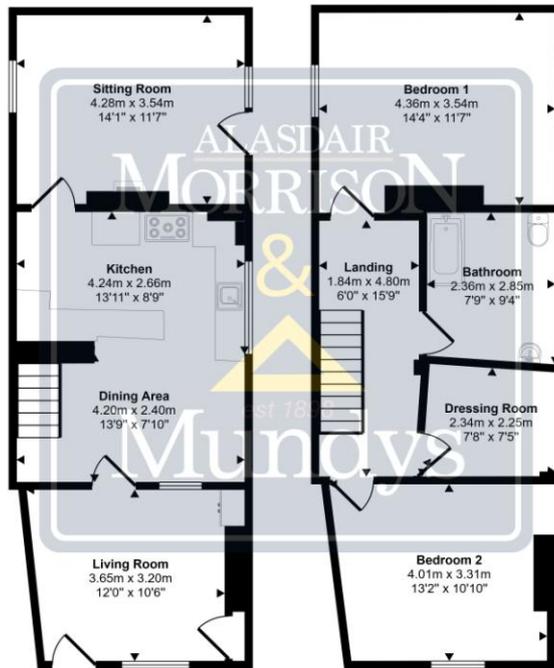
7' 8" x 7' 5" (2.34m x 2.26m) With access to loft and radiator.

### OUTSIDE

There is a small courtyard style garden with gated access.



Approx Gross Internal Area  
102 sq m / 1097 sq ft



Ground Floor  
Approx 50 sq m / 540 sq ft

First Floor  
Approx 52 sq m / 557 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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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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.

CVH, Callum Lyman and J Walter 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.

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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 roughly checked.

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