



Dover Street | | Southwell | NG25 0EZ

£275,000

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Southwell | NG25 0EZ
£275,000

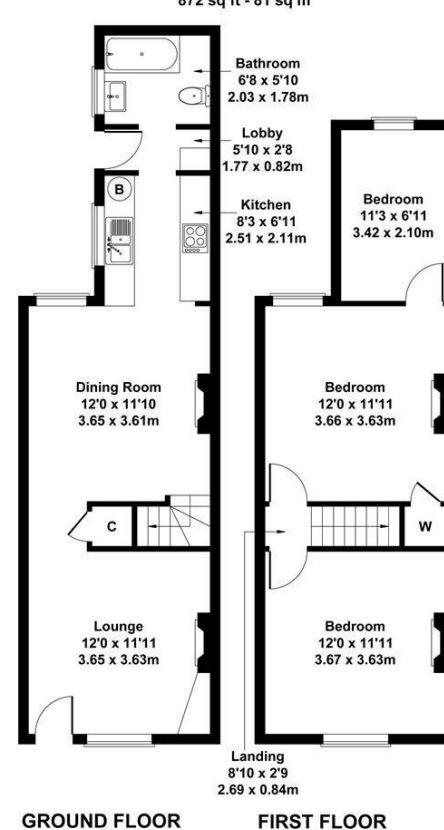
A beautifully presented and deceptively spacious 3 bedroom Victorian mid-terrace home, ideally situated within comfortable walking distance of Southwell's excellent range of shops, cafés, restaurants and local amenities. This attractive period property combines character and practicality, offering well-proportioned accommodation arranged over two floors. The ground floor features a welcoming lounge with feature fireplace, a separate dining room providing an excellent space for everyday living and entertaining, and a stylish fitted kitchen. Beyond the kitchen is a useful lobby area leading to a contemporary family bathroom. To the first floor are three bedrooms, including two generous double bedrooms and a third bedroom which would equally suit use as a nursery, dressing room or home office. Outside, the property benefits from a long south facing rear garden, providing scope for further landscaping and enjoyment. The property is offered for sale in excellent decorative order throughout and retains much of the charm associated with homes of this era, including high ceilings, feature fireplaces and a traditional terraced frontage. Its highly convenient position places the historic market town centre within easy reach, making it an ideal purchase for first-time buyers, young families, downsizers or those seeking a character home close to Southwell's vibrant amenities.

- 3 bedroom, 2 reception room Victorian terraced house in desirable location close to the town
- Good size south facing rear garden
- Walking distance to the town centre, The Final Whistle pub and Southwell Trail
- Please see our PDF brochure for more details
- Modernised throughout with re-fitted kitchen, ground floor bathroom and attractive tasteful decor
- Gas central heating, replacement double glazing and wood flooring
- Competitively priced to attract first time or proceedable buyers
- Please contact our office regarding viewing times.



4 Dover Street, Southwell, Newark, NG25 0EZ

Approximate Gross Internal Area
872 sq ft - 81 sq m



| Energy Efficiency Rating | | Current | Potential |
|--|---|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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