

Tallow Cottage, 59 Church Street, Southwell, NG25 0HQ

Guide Price £199,950

Tel: 01636 816200

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Mid Terraced Cottage
- Character Filled Accommodation
- Breakfast Kitchen
- First Floor Bathroom
- Popular and Convenient Location
- No Upward Chain
- Lounge with Open Fire
- 2 Bedrooms
- Small Outdoor Space to Front

A unique opportunity to purchase this attractive cottage, offered for sale with the advantage of no upward chain and occupying a convenient location just off Church Street.

The property is currently undergoing a comprehensive programme of refurbishment and improvement works, which are anticipated to be completed over the coming weeks. These include a partial rewire, recently fitted boiler, newly fitted traditional-style radiators throughout, a newly installed internal tanking system with associated replastering, and a brand-new Shaker-style kitchen complete with a selection of integrated appliances and a breakfast bar.
Once these improvements have been completed, the property will be professionally photographed to showcase the finished accommodation, which promises to offer a wonderful blend of traditional cottage charm and character alongside the comfort and convenience of a fresh, modern specification. The result will be a beautifully appointed, cosy and character-filled cottage, combining period appeal with contemporary finishes to create an inviting and comfortable home. This represents an excellent opportunity for buyers to acquire a recently refurbished character property, with the benefit of significant improvements already undertaken and the opportunity to move in and enjoy their new surroundings

The character filled accommodation extends to approximately 600 sq.ft. including a lounge with open fire, fitted kitchen, two bedrooms and a bathroom. There is a small outdoor space to the front suitable for a bistro set and pot plants

ACCOMMODATION
A part glazed entrance door leads into the lounge.

LOUNGE
With tiled flooring, two central heating radiators, a latch and brace door with staircase leading to the first floor plus beams to the ceiling, a useful understairs storage cupboard with shelving. There is a feature oval window to the rear aspect, a secondary glazed, double glazed window to the front aspect and a cupboard housing the electricity meter and consumer unit. The focal point of the room is a feature fireplace for an open fire. A latch and brace door leads into the breakfast kitchen.

BREAKFAST KITCHEN
Fitted with a range of cottage style base and wall cabinets with butchers block timber work surfaces and a ceramic inset single drainer sink with mixer tap. There is tiling for splashbacks and space for appliances including plumbing for a washing machine and an electric cooker point. Tiled flooring, beams to the ceiling, a central heating radiator, a secondary glazed double glazed window to the front aspect and a corner cupboard housing the Ideal combination boiler.

FIRST FLOOR LANDING
With a central heating radiator, a secondary glazed window to the rear aspect and doors to bedrooms.

BEDROOM ONE
A double bedroom with a central heating radiator, a secondary glazed, double glazed window to the front aspect and an original decorative fireplace.

BEDROOM TWO
With a central heating radiator and a secondary glazed, double glazed window to the front aspect plus access hatch to the roof space.

BATHROOM
Fitted with a traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a freestanding slipper style claw foot bath with mixer tap and a rainfall shower above. Chrome towel radiator, extractor fan to the ceiling and a secondary glazed obscured window to the rear aspect.

OUTSIDE
A small paved frontage provides the opportunity for a bistro table and chairs and potted plants.

COUNCIL TAX
The property is registered as council tax band B.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-

https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions









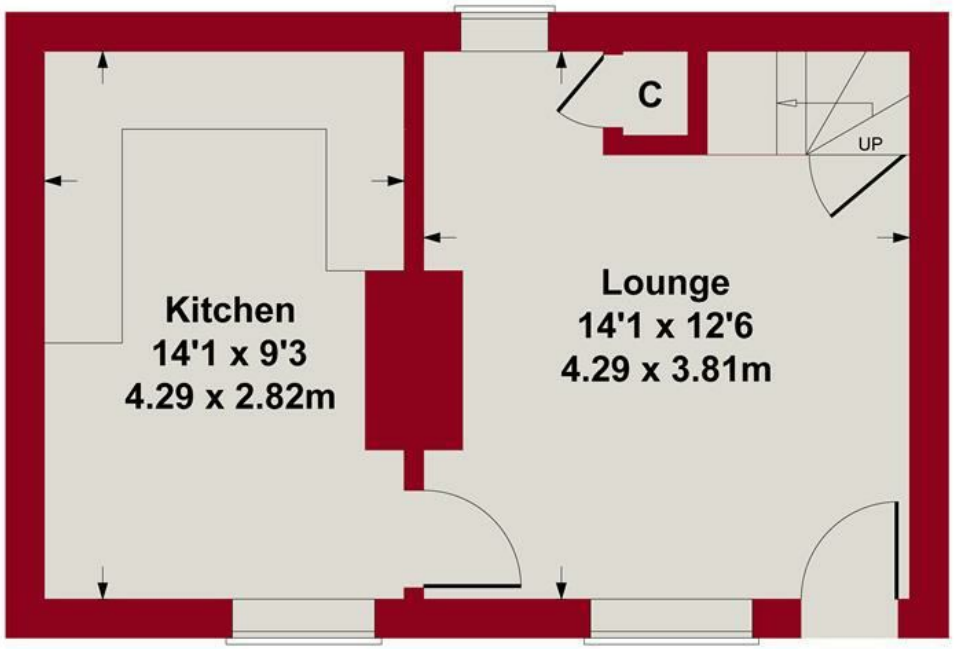




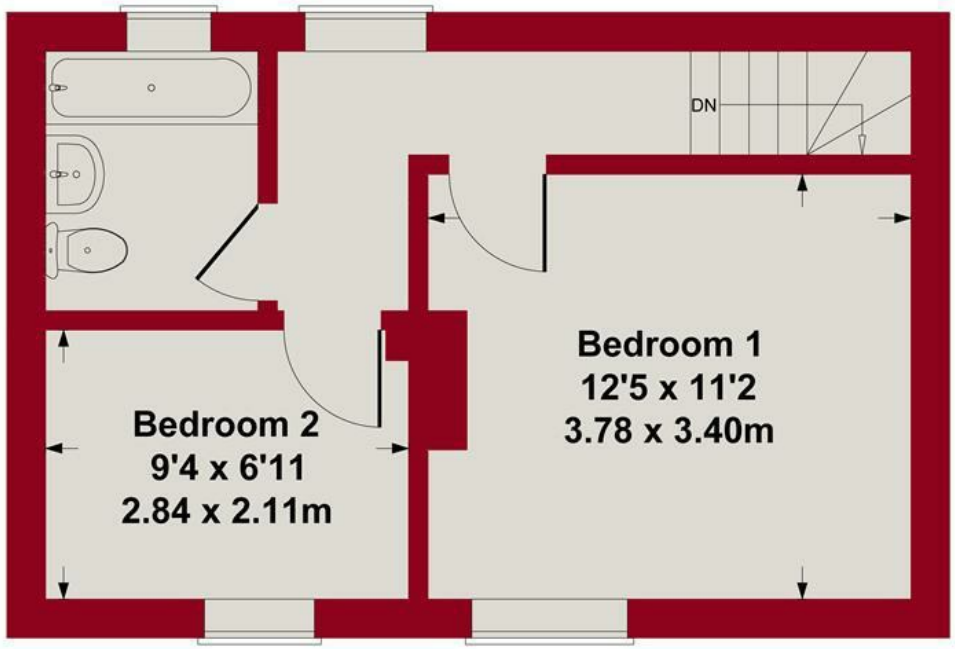




Approximate Gross Internal Area
627 sq ft - 58 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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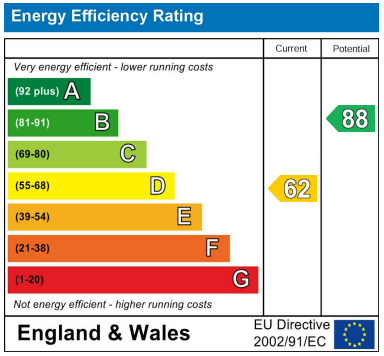

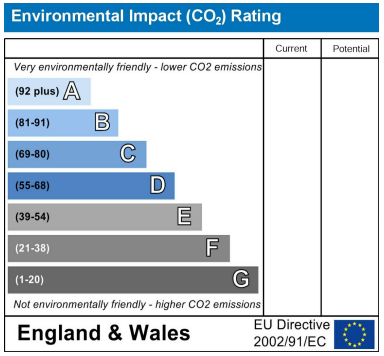



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The Property Ombudsman

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