



30 Dover Street, Southwell, NG25 0EZ

Offers Over £259,999

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Period Home
- Highly Convenient Location
- Good Sized Kitchen
- First Floor Bathroom
- Minster School Catchment
- Deceptively Spacious Accommodation Over 1000 Sq Ft
- Lounge & Separate Dining Room
- 3 Double Bedrooms
- Pretty Courtyard Garden
- Viewing Highly Recommended!

A great opportunity to acquire an attractive period home offering deceptively spacious accommodation extending to over 1,000 sq ft.

The well-proportioned layout includes a lounge, separate dining room, and a fitted kitchen to the ground floor. To the first floor are two double bedrooms and a generous family bathroom, with a further staircase leading to a large third bedroom on the second floor.

Externally, the property benefits from an attractive and private courtyard-style garden to the rear, complete with a useful brick-built outhouse and gated access. A paved patio area creates a lovely space for both entertaining and relaxing, while remaining relatively low maintenance.

The property is situated along a popular row of period homes, enjoying a highly convenient and central location.

Early viewing is highly recommended.

ACCOMMODATION

An attractive composite door with letter box leads into the lounge.

LOUNGE

Having coved ceiling, a central heating radiator, TV point and UPVC double glazed window to the front elevation. There is a chimney breast with decorative raised brick hearth and an original four panelled door leading into the dining room.

DINING ROOM

A well proportioned room with coved ceiling, a central heating radiator, a chimney breast with decorative raised brick hearth, and UPVC double glazed window to the rear elevation. There is a door into the storage room and a door and staircase rising to the 1st floor.

STORE ROOM

A highly useful storage room running along the side of the property with light and a uPVC double glazed window to the front aspect.

KITCHEN

The kitchen is fitted with a range of base and wall-mounted units with rolled-edge work surfaces and complementary tiled splashbacks. There is an inset stainless steel sink with mixer

tap, along with a built-in oven, four-ring electric hob and extractor hood over.

There is space for further appliances, including plumbing for a washing machine and space for a fridge freezer. A wall-mounted combination boiler is also housed within the room.

Natural light is provided by two UPVC double-glazed windows, and a UPVC door gives direct access to the rear garden.

FIRST FLOOR LANDING

Providing access to Bedrooms One and Three, as well as the family bathroom, with stairs rising to the second floor.

BEDROOM ONE

A large double bedroom with central heating radiator, TV point and a UPVC double glazed window to front elevation.

BEDROOM THREE

A double bedroom with central heating radiator, TV point and a UPVC double glazed window to rear elevation.

BATHROOM

The bathroom is fitted with a white suite comprising a panelled bath with mixer tap and shower over, a wash hand basin and toilet. Additional features include a heated ladder-style towel radiator and a useful large shelved storage cupboard.

There is also a uPVC double-glazed window to the side aspect, providing natural light and ventilation.

BEDROOM TWO

A lovely large second floor bedroom with latch and brace style door, feature chimney breast, access to eaves storage and a dormer window.

COURTYARD STYLE GARDEN

The attractive rear courtyard-style garden is enclosed by timber panelled fencing and benefits from a side access gate. There is a useful brick-built outhouse providing additional storage, along with an outside tap.

A paved patio area creates a lovely space for both entertaining and relaxing, while remaining relatively low maintenance.

COUNCIL TAX

The property is registered as council tax band B.

SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent

independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

ADDITIONAL INFORMATION

The property is located within a Conservation Area.

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/>

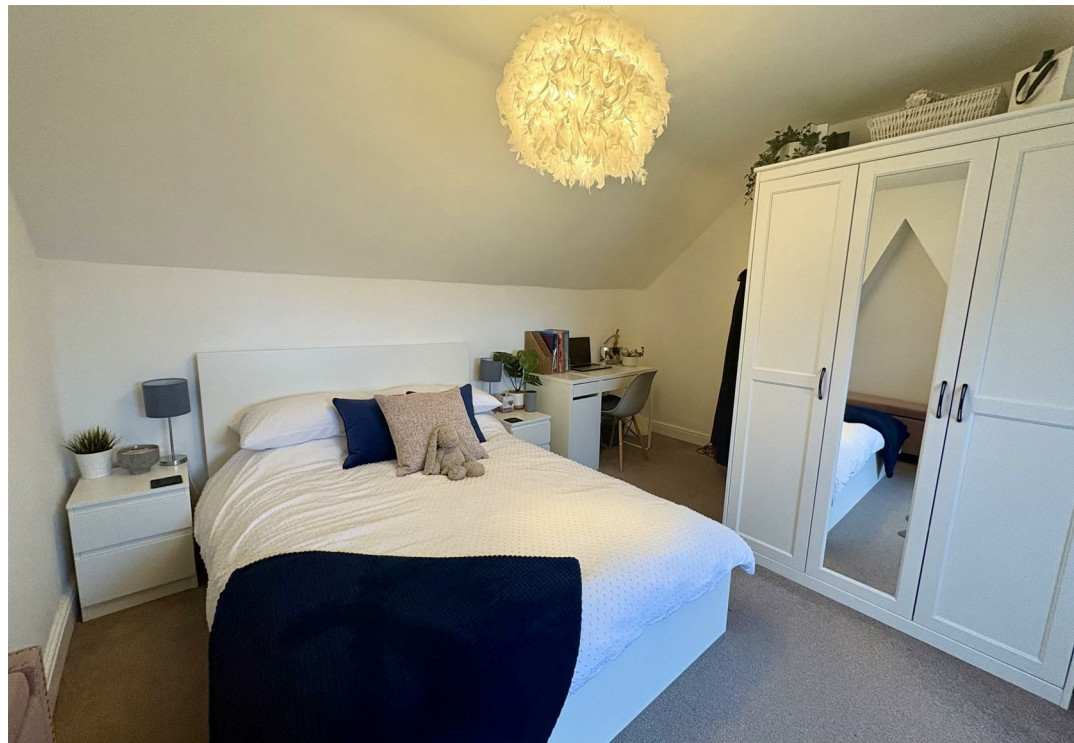
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

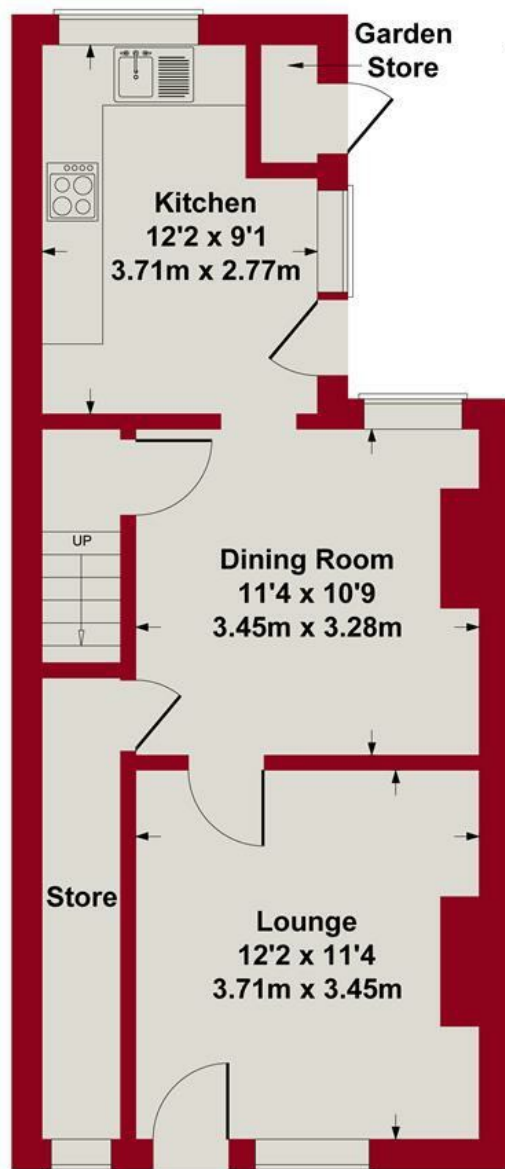
For the purpose of disclosure, buyers are made aware that the seller is an employee of the selling agent.



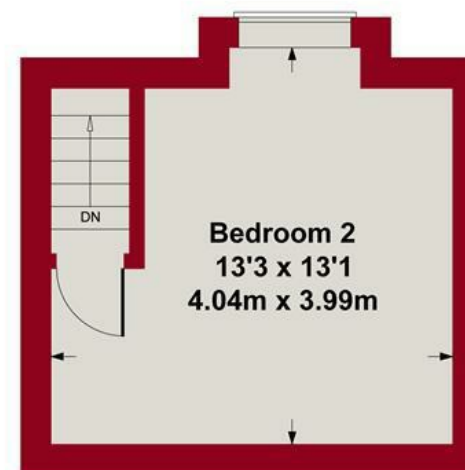
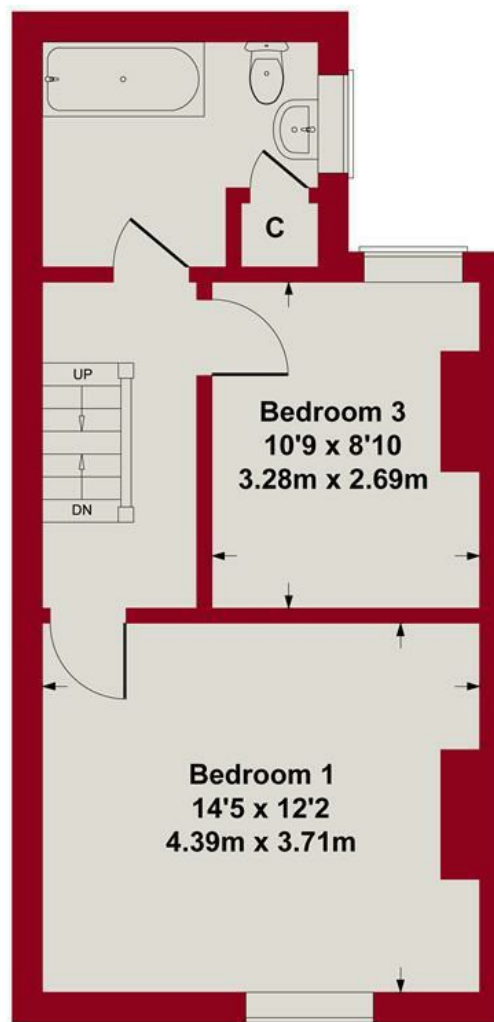








Approximate Gross Internal Area
1024 sq ft - 95 sq m



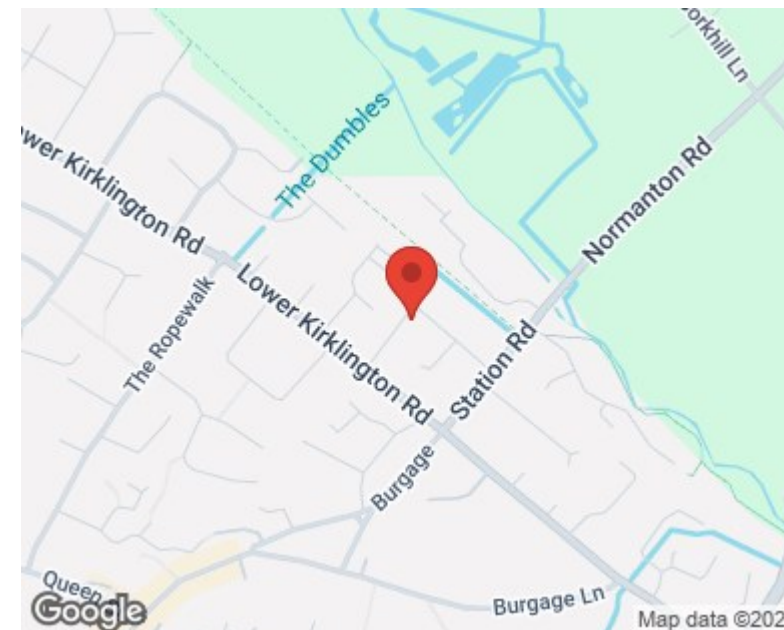
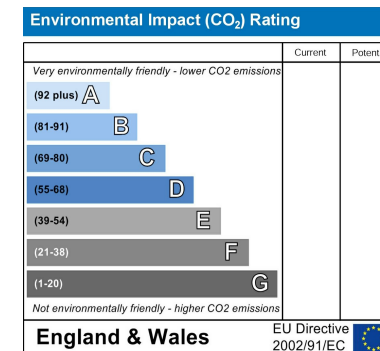
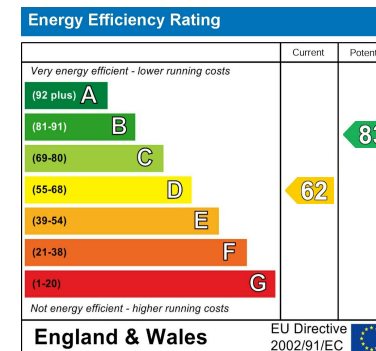
GROUND FLOOR

FIRST FLOOR

SECOND 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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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 816200



RICS



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