



**24 Springfield Road
Southwell, Nottinghamshire NG25 0BT**

£259,500

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- ENTRANCE PORCH, HALL AND LOUNGE
- RE-SURFACED FRONTAGE AND DRIVEWAY, PROVIDING PARKING FOR SEVERAL CARS
- SOUGHT AFTER LOCATION, FAMOUS FOR SOUTHWELL MINSTER AND THE MINSTER SCHOOL
- COMBINATION BOILER (INSTALLED 2022) AND UPVC DOUBLE GLAZING
- TWO BEDROOMS AND SHOWER ROOM WITH SHOWER, HAND BASIN AND WC
- POTENTIAL GARAGE SPACE TO THE REAR AND LAWNED GARDEN AND PATIO AREA
- RECENTLY NAMED IN THE TIMES AS ONE OF THE BEST MARKET TOWNS IN THE COUNTRY

VIEWING

and further information through our Mansfield office on 01623 422777.

DIRECTIONS

From Mansfield, proceed onto the Rainworth bypass and at the large traffic island head onto A617 Kirklington Road. After approximately 3.5 miles, turn right onto Southwell Road. As you approach Southwell, turn right onto Springfield Road. The property is then on the left hand side.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC front door.

HALLWAY

Radiator.

LOUNGE

11'10 x 10'10 (3.61m x 3.30m)

UPVC rear aspect. Radiator.

KITCHEN

10'9 x 9'9 (3.28m x 2.97m)

Fitted with base units, work surfaces and stainless steel sink unit and single drainer. Wall mounted combination boiler (installed 2022). UPVC rear aspect. Rear door.



BEDROOM ONE

12'9 x 10'9 (3.89m x 3.28m)

UPVC front aspect and radiator.

BEDROOM TWO

8'9 x 7'2 (2.67m x 2.18m)

UPVC front aspect. Radiator.

SHOWER ROOM

Large shower cubicle, wash hand basin and WC. UPVC obscure glaze. Access to the loft space.



OUTSIDE

The entire frontage and side has recently been re-tarmacked, providing space for several vehicles. To the rear is a patio, with the remaining garden being mainly laid to lawn.



The property is in council tax band B (Newark & Sherwood District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5568/11.10.23

